



Rook End Lane, Debden, Saffron Walden, CB11 3LR

CHEFFINS

Rook End Lane

Debden, Saffron Walden, Essex,
CB11 3LR



Guide Price £350,000

- Detached 2 bedroom chalet bungalow
- Off-street parking and garage
- Village location
- Extensive views of the countryside

THE PROPERTY HAS AN AGRICULTURAL
OCCUPANCY CONDITION (AOC) AND IS
AVAILABLE TO THOSE ONLY STRICTLY
INVOLVED IN AGRICULTURE.

A detached 2 bedroom chalet
bungalow set in a picturesque location
within the village of Debden, enjoying
spectacular views across the open
countryside. The property offers bright
and well-proportioned accommodation
and benefits from off street parking for
multiple vehicles, an adjoining garage,
all set within approximately 0.22 acres.





Location

The property is located on the edge of the desirable village of Debden, in the county of Essex. Debden is a sought-after village and benefits from a primary school, public house, recreational ground and church. The property is situated approximately 4 miles north east of the town of Thaxted, 4 miles south of the market town of Saffron Walden and 17 miles south of the University City of Cambridge. Stansted Airport is situated approximately 10 miles to the south of the property.

Entrance Hall

with carpet flooring, stairs to the first floor and leading to;

Sitting Room

dual aspect with sliding UPVC patio doors to the rear garden, multi fuel wood burner;

Kitchen/dining room

with a range of base and wall units, tiled splash back, stainless steel sink and drainer, pantry cupboard, oil fired Rayburn leading to;

Utility

housing the electrical fuse board, UPVC external door and window;

Shower Room

with pedestal wash hand basin, WC, electric power shower, tiled walls and floor.

Bedroom 1

with built-in wardrobe, eaves storage;

Bedroom 2

with built-in wardrobe, eaves storage.

Outside

Externally there is an adjoining single garage (6.21m x 3.04m) which is accessed via an electrical roller shutter vehicular door with manual override to the front of the property and a timber pedestrian door to the rear. The building has timber framed windows and a solid concrete floor.

The front garden is laid mainly to lawn, with mature borders and hedgerow boundaries, albeit open to the verge side. There is a block paved driveway providing off street parking for two or more vehicles. The rear garden is laid mainly to lawn, with an established hedgerow boundary. The rear garden includes a vegetable patch, timber dog kennel and a small greenhouse situated in the north western corner of the plot. The plot measures approximately 0.22 acres.

Viewings

Viewings by prior arrangement with the Sole Agents. For further information please contact Simon Gooderham or Jonathan Purkiss.

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to any areas in and around buildings.
Nearest Postcode: CB11 3LR

Local Authority

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

Agents Notes 1

The property is subject to an Agricultural Occupancy Condition, limiting occupation of the dwelling to a person solely or mainly employed in the locality in agriculture, or in forestry, or a widow or widower of such person.

Agents Notes 2

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. July 2025

Outgoings

Council Tax Band D and EPC Band G

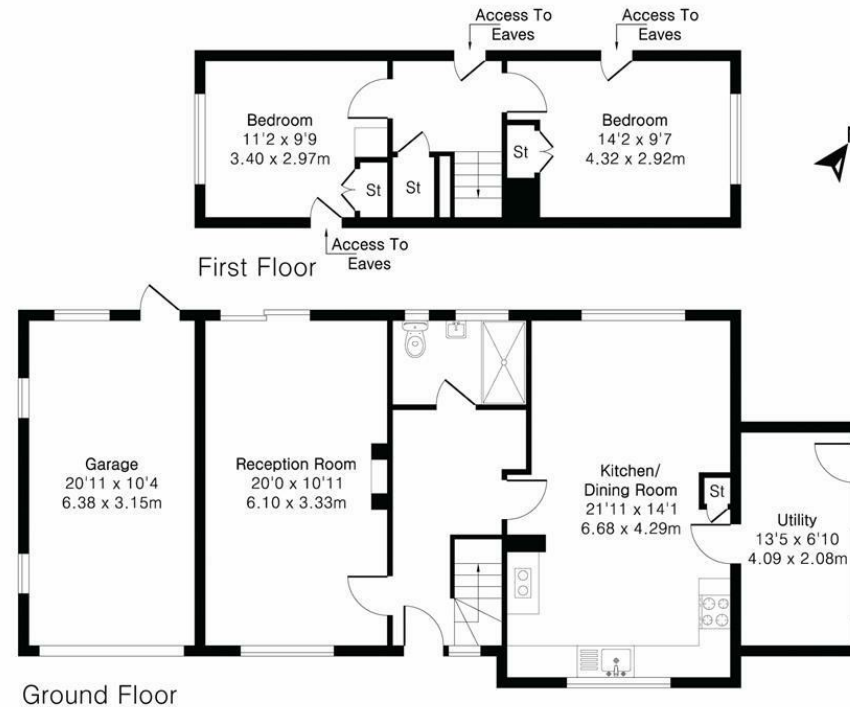


**Approximate Gross Internal Area 1129 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 810 sq ft – 75 sq m

First Floor Area 319 sq ft – 30 sq m

Garage Area 211 sq ft – 20 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		15
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price – £350,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford District Council



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 213777 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.