Orchard House, Eastgate, Great Chesterford, CB10 1PA

CHEFFINS

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Great Chesterford,
CB10 1PA

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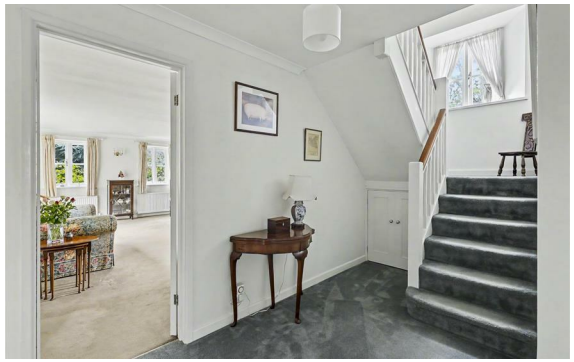
Guide Price £985,000

- Substantial, detached residence
- Approx. 2,335 sqft
- Beautifully presented throughout
- Adjoining double garage
- Highly-sought after village
- Ideally located for road and rail networks

A substantial, detached house set in a small, private development of similar style properties. The property enjoys well-proportioned accommodation, together with a good-sized mature garden.



LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including Days bakery and shop, a fine church, a large recreation/sports ground with cricket ground, football, tennis courts and skate park, a hotel/restaurant and two pubs, a community centre, primary school and a new purpose-built nursery to be opened soon. In addition, the village has its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

GROUND FLOOR

ENTRANCE HALL
Obscure glazed entrance door and staircase rising to the first floor with understairs storage cupboard and half landing window.

SITTING ROOM
A well-proportioned, triple aspect room enjoying a good degree of natural light with bi-folding glazed door providing direct access to the terrace and views to the garden beyond. Open fireplace with stone surround.

DINING ROOM/SNUG
A versatile, dual aspect reception room with windows overlooking the garden.

STUDY
Window to the side aspect.

CLOAKROOM
A spacious cloakroom with low level WC, wash basin, built-in coats cupboard and obscure glazed window.

KITCHEN/BREAKFAST/LIVING ROOM
A spacious room providing a contemporary living space. The kitchen comprises a range of units, incorporating a central island, hob, double oven, space for American-style fridge freezer, twin bowl sink unit with waste disposal and dishwasher. The room also enjoys a good degree of natural light via full height windows in the breakfast area looking on to the driveway, complimented by a glazed roof lantern and glazed sliding doors to the terrace and garden. In addition, there is a door providing access to the adjoining double garage. Door to:

UTILITY ROOM
Fitted with a range of cupboards with worktop over, sink unit, space for washing machine and tumble dryer, built-in storage cupboard and windows to two aspects.

FIRST FLOOR

LANDING
Doors to adjoining rooms, access to the loft space, built-in linen cupboard and separate built-in airing cupboard.

BEDROOM 1
A dual aspect room, flooded with natural light and enjoying views over the garden. Built-in wardrobe and door to:

EN SUITE
Comprising panelled bath with independent shower over, low level WC, wash basin and bidet. Window to the side aspect.

BEDROOM 2
Window overlooking the garden and built-in wardrobe.

BEDROOM 3
Window to the front aspect and built-in cupboard.

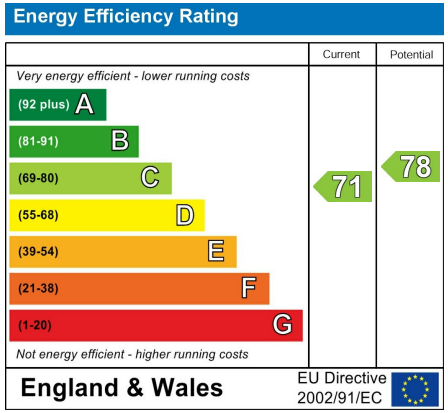
BEDROOM 4
A pair of windows to the front aspect and built-in wardrobe.

BATHROOM
Comprising panelled bath, separate large shower enclosure, wash basin, low level WC and window to the side aspect.

OUTSIDE
The property is set in a small, private development of similar style properties, well-located within convenient walking distance of the extensive village facilities and train station. To the front of the property is a driveway providing off-street parking and access to the double garage. The mature garden wraps around three sides of the property and has been lovingly maintained over a number of years. It is mainly laid to lawn with a number of mature shrubs, bushes and planting, together with a timber summerhouse.

DOUBLE GARAGE
A pair of up and over doors providing vehicular access, a pair of windows to the rear aspect, power and lighting connected and eaves storage space. The garage offers huge scope for full or part conversion to additional accommodation, subject to needs and relevant approval.

VIEWINGS
By appointment through the Agents.



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Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

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Approximate Gross Internal Area
216.89 sq m / 2334.58 sq ft
(Excludes Garage)
Garage Area 26.62 sq m / 286.53 sq ft

Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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