

BROWN & Co

THE COTTAGE



- The Cottage-

Carmen Street | Great Chesterford | CB10 1NR

An enchanting two bedroom period cottage occupying an enviable position within this highly sought after village, enjoying a wealth of character features and a secluded south facing rear garden.

Property Highlights

Charming period cottage dating back approximately 300 years - Two well proportioned bedrooms - Wealth of exposed beams and timbers throughout - Impressive sitting room with inglenook fireplace - Secluded south facing rear garden - Sought after village location - Well presented accommodation over two floors - Convenient access to Cambridge and London rail links

House

Ground Floor: Living Room - Inner Hallway / Study - Kitchen
First Floor: Landing – Principal bedroom - Ensuite Shower Room - Bedroom two - Family bathroom

Total: 802 sq. ft. (75 sq. m)





DETAILED DESCRIPTION

A charming two bedroom cottage, believed to date back approximately 300 years, occupying a sought after position within the highly regarded village of Great Chesterford. The well presented accommodation is arranged over two floors and retains a wealth of period character throughout, including exposed beams and timbers, together with a remarkable sitting room centred around an impressive inglenook fireplace. The property further benefits from a peaceful and secluded south facing rear garden.

LOCATION

Great Chesterford is a highly regarded and picturesque village in north Essex, situated approximately 4 miles south of Saffron Walden, 12 miles south of Cambridge, and conveniently positioned close to the Cambridgeshire border.

Transport connectivity is a particular strength. Great Chesterford railway station provides regular direct services to Cambridge and London Liverpool Street. Road links are equally convenient, with the nearby M11 providing straightforward access to Cambridge, Stansted Airport, London, and the wider motorway network.

The village benefits from an excellent range of amenities, including a village shop, public houses, café, parish church, recreation ground, and a highly regarded primary school. More extensive shopping, leisure, and cultural facilities are available in nearby Saffron Walden and Cambridge.

The surrounding countryside provides excellent opportunities for walking, cycling, and outdoor recreation, with a network of footpaths and bridleways linking the village to neighbouring settlements and open farmland. The nearby River Cam and wider countryside further enhance the appeal of the area.

Educational provision is well catered for, with Great Chesterford Church of England Primary Academy serving the village, whilst secondary schooling is available in nearby Saffron Walden. In addition, a number of highly regarded independent schools can be found within easy reach, including those in Cambridge and Saffron Walden.

OUTSIDE

The fully enclosed rear garden enjoys a desirable southerly aspect and has been thoughtfully landscaped to create an attractive outdoor space. Immediately adjoining the property is a patio seating area enclosed by an attractive dwarf wall, which also provides access to a useful lean to storage area. Steps rise from the patio to a lawned garden bordered by mulch beds and established shrubs. Further practical features include an outside tap and gated rear access. Prospective purchasers should note that neighbouring properties benefit from a shared right of access through the rear gate.



















ACCOMMODATION

GROUND FLOOR

LIVING ROOM

With European Redwood entrance door, timber single glazed window to the front aspect, exposed beams and timber, inglenook fireplace with wood burning stove and tiles hearth, Amtico wood effect flooring, steps up to inner hallway/ study

INNER HALLWAY / STUDY

With under stairs storage cupboard, exposed beams and timbers, Amtico wood effect flooring, stairs to the first floor, door to

KITCHEN

With timber single glazed window to the side aspect, range of matching high gloss handless eye and base level units, oak counter with inset butler sink with chrome mixer tap over, inset four ring induction hob with chimney style extractor over, integrated appliances include oven, fridge freezer, dishwasher and washer dryer, part tiled walls with white metro tiles, wood effect flooring, European Redwood double glazed French door to the patio area

FIRST FLOOR

LANDING

With timber frosted single glazed window to the side aspect with fitted wooden shutter, door to principal bedroom, steps up to bedroom two, door to bathroom

PRINCIPAL BEDROOM

With sliding timber single glazed window to the front aspect and timber frosted single glazed window to the rear aspect with fitted wooden shutter, exposed timbers, fitted wardrobes, door to

ENSUITE SHOWER ROOM

With suite comprising; low level wc with eco flush button, vanity unit with inset basin and chrome mixer tap over and shower enclosure with glass and chrome sliding doors, part tiled walls with white metro tiles, tiled floor

BEDROOM TWO

With timber single glazed window to the rear aspect, cupboard housing boiler

BATHROOM

With single glazed frosted window to the rear aspect, suite comprising low level wc with eco flush button, panelled bath with chrome mixer tap over and wall mounted shower head attachment and vanity unit with inset basin and chrome mixer tap over, wood effect flooring, part tiled walls

















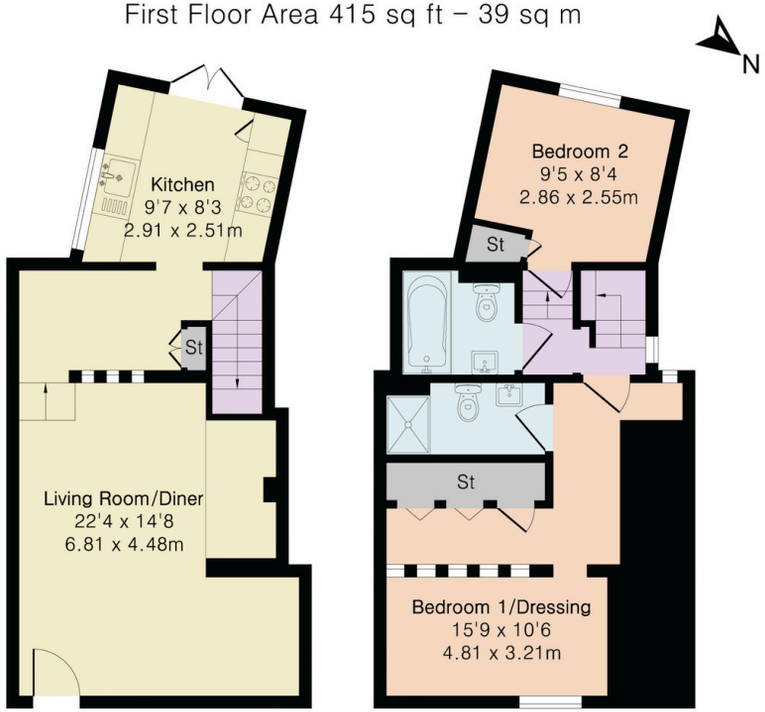




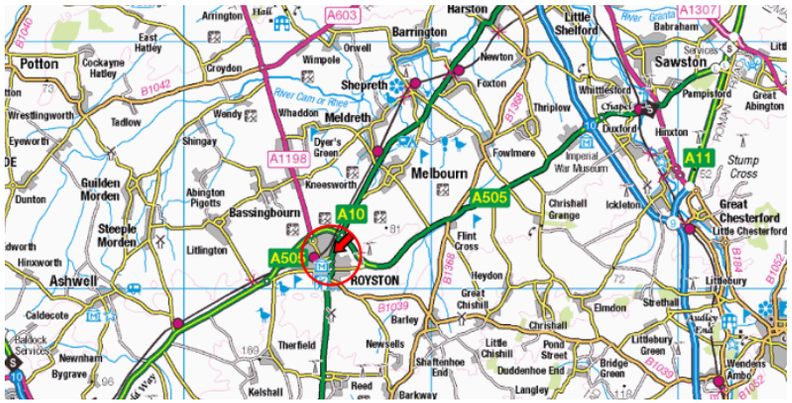
Approximate Gross Internal Area 802 sq ft - 75 sq m

Ground Floor Area 387 sq ft – 36 sq m

First Floor Area 415 sq ft – 39 sq m



Ground Floor First Floor



Tenure: Freehold

Services: All services connected, gas fired central heating

Council Tax Band: A
EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: EX572293. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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