



2 Rectory Cottages, Wicken Bonhunt
CB11 3UG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Rectory Cottages

Wicken Bonhunt | CB11 3UG

Guide Price £1,200,000

- A beautifully presented home, situated in the picturesque Wicken Bonhunt on a plot approaching 0.73 acre
- Features a dining room with a log burner, a cosy family room, and a utility room
- Bright, modern kitchen/breakfast room with a central island
- Five bedrooms including a vaulted principal suite with an en-suite
- Sunken patio which leads to an elevated garden with a sun deck and a fully equipped outdoor kitchen
- Generous driveway with double story garage

The Property

Situated in the picturesque village of Wicken Bonhunt near excellent transport links and amenities, 2 Rectory Cottages is a beautifully finished five-bedroom family home featuring characterful, open plan living spaces, a luxury principal suite, and exceptional landscaped gardens complete with an outdoor kitchen and a versatile, detached outbuilding.

The Setting

Situated in an attractive position within the picturesque, peaceful village of Wicken Bonhunt, 2 Rectory Cottages enjoys a delightful rural setting framed by open countryside and historic charm. This sought-after village is steeped in heritage, home to the ancient 11th-century Chapel of St Margaret, while offering a warm local community atmosphere. Everyday amenities and schooling are readily accessible in the neighbouring village of Newport while the thriving medieval market town of Saffron Walden provides an outstanding selection of independent shops, supermarkets, restaurants, and top-tier educational institutions, including the renowned Saffron Walden County High School. For the commuter, Newport railway station is just minutes away, offering direct and frequent mainline services into London and Cambridge. Additionally, the M11 and London Stansted Airport are conveniently located around 10 miles to the south, making this an idyllic haven for those seeking refined, accessible countryside living.

The Accommodation

Upon entering the property through a practical and inviting porch complete with dedicated coat and boot storage you are welcomed into a bright, airy entrance hallway. This inviting space flows seamlessly into a character-filled dining room, where a cosy log burner set within a slate hearth creates a warm, atmospheric backdrop for both everyday family meals and formal entertaining.





At the true heart of the home lies an expansive, light-filled kitchen and breakfast room designed with modern country elegance in mind. Fitted with stylish grey cabinetry, a classic ceramic Belfast sink, sleek countertops, and overhead skylights, this culinary haven is centered around a large island that serves as a natural gathering point. Double doors open directly onto the terrace, perfectly integrating indoor and outdoor living. This magnificent open-plan space transitions effortlessly into a generous living room, where a modern cylindrical wood burner adds a sophisticated touch, and wide bi-fold doors frame garden views while opening onto the outdoors.

Completing the ground floor is a separate, cosy family room ideal for quiet evenings or a children's playroom, along with a thoughtfully designed cloakroom WC. Pragmatism meets luxury in the fully equipped utility room, which benefits from a convenient side entrance and a dedicated dog wash station, perfect for muddy paws after countryside walks.

Ascending to the first floor, a spacious central landing leads to four well-appointed bedrooms and a luxurious family bathroom. The impressive principal bedroom suite serves as a serene retreat, featuring a vaulted ceiling with skylights,



stylish vertical radiators, French doors opening to garden views, and a contemporary en-suite shower room finished in elegant marble-effect tiling.

Three additional bright and versatile bedrooms, including built-in wardrobe storage, characterful decorative fireplace detailing, and generous natural light offers flexible accommodation for family, guests, or home working. Serving these bedrooms is a sleek, modern family bathroom, complete with marble-effect wall and floor finishes, a freestanding bath with wall-mounted brassware, a separate curved shower enclosure, a wall-hung vanity unit, and a round illuminated mirror.

Outside

Approaching the front of the home, a generous gravel driveway provides ample off-street parking alongside a front lawn bordered by mature trees and a charming, pitched porch entrance. A side gate leads through to a large, sunken paved patio area that seamlessly wraps around the side and rear of the house, offering direct access into the utility room, kitchen, and living room via wide bi-fold doors. Central brick steps with sleek glass balustrades ascend from the main patio up into the upper levels of the garden, where fantastic outdoor entertainment zones await. Here, you'll find a dedicated composite sun deck for seating and a covered outdoor kitchen and dining pergola, fully equipped with built-in barbecues, a pizza oven, prep counters, a drinks fridge, and an adjacent hot tub area.

Continuing up past the patio terraces, the garden opens into an expansive, elevated lawn bounded by mature trees and hedging. Set within this upper section is a substantial, detached brick outbuilding featuring skylights, French doors, and timber storage doors, currently utilized as a home gym and workshop, but offering fantastic potential for a home office, studio, or annex accommodation.

Services

Mains electric, water and drainage are connected. Gas and underfloor heating. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi Detached

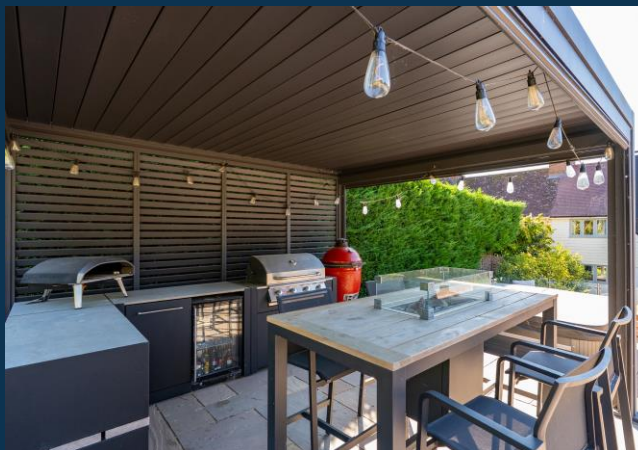
Property Construction – Part brick, part timber framed with clad finish

Local Authority – Uttlesford District Council

Council Tax – F







**Approximate Gross Internal Area 2202 sq ft - 205 sq m
(Excluding Garage & Outbuilding)**

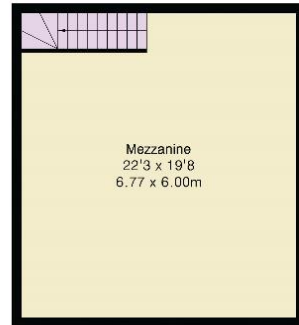
Ground Floor Area 1194 sq ft – 111 sq m

First Floor Area 1008 sq ft – 94 sq m

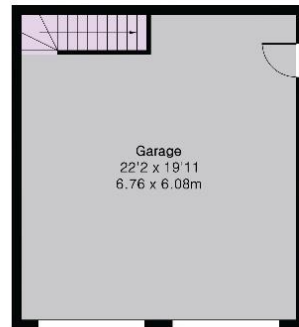
Garage Ground Floor Area 442 sq ft – 41 sq m

Garage First Floor Area 442 sq ft – 41 sq m

Outbuilding Area 307 sq ft – 28 sq m



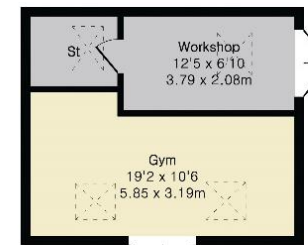
Garage First Floor



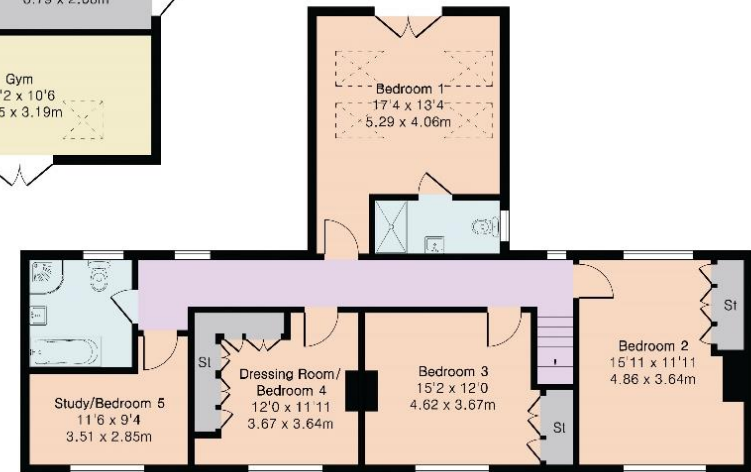
Garage Ground Floor



Ground Floor



Outbuilding



First Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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