Langley Upper Green, CB11 4RU

CHEFFINS

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Guide Price £400,000

Langley Upper Green,
CB11 4RU

- Charming two bedroom cottage
- Well-proportioned accommodation
- Open plan reception room with log burner
- 180ft west-facing rear garden
- Sought-after village location
- Countryside views
- Planning permission to extend

A charming two bedroom cottage set in a sought-after, rural village. The property enjoys well-proportioned accommodation, together with a generous mature garden of approximately 180ft.

LOCATION

Langley Upper Green is a community-oriented village surrounded by open countryside. Within a mile is The Bull Public House with food vans once a week, accessible via road or a pleasant cross-country walk. The village is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, The Fox and Hounds Public House and a Primary School. The market town of Saffron Walden is within 9 miles and Bishops Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11 and A10. Audley End station is around 6 miles away with fast trains to London Liverpool Street (55 mins).

GROUND FLOOR

ENTRANCE HALL
Glazed entrance door and double glazed window to the side aspect. Further glazed door to:

RECEPTION ROOM
A spacious and versatile reception room with double glazed window to the front aspect overlooking the garden and towards the street scene and a pair of Velux skylights that flood the room with natural light. Fireplace with exposed brickwork, inset stove and fitted shelving to either side and open tread staircase rising to the first floor. Glazed door to:

KITCHEN
Fitted with a range of base and eye level units with hardwood worktop, sink unit, ceramic hob with oven below, space for washing machine, fridge and full height freezer. Wide double glazed window overlooking the garden and obscure double glazed stable door providing access to the outdoor space.

FIRST FLOOR

LANDING
Built-in airing cupboard with slatted shelving and doors to adjoining rooms.

BEDROOM 1
A pair of double glazed windows to the front aspect and fitted wardrobes.

BEDROOM 2
Wide double glazed window to the rear aspect with views over the garden and countryside beyond.

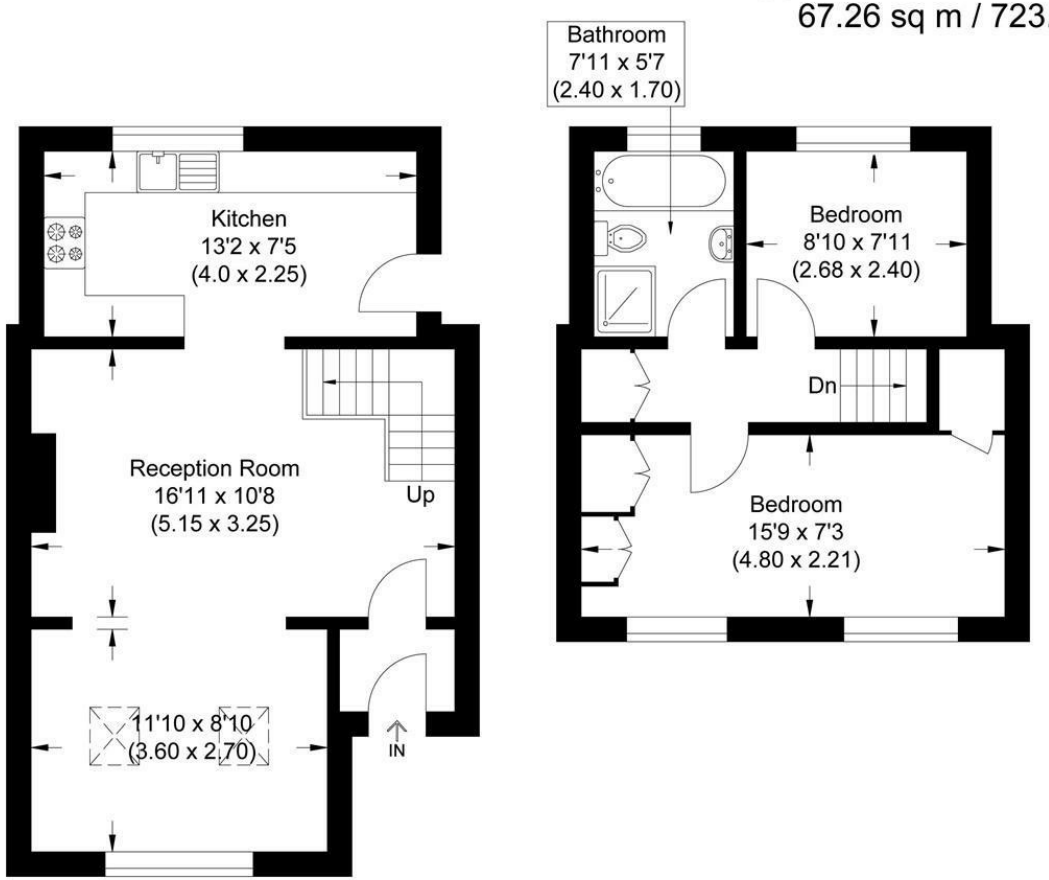
BATHROOM
Comprising panelled bath, vanity wash basin, WC, shower enclosure and double glazed window to the rear aspect with views.

OUTSIDE
The property is set in a popular rural village. To the front of the cottage is a gravelled driveway providing off-street parking with EV charging point, with a brick pathway leading to the front and lawn to either side, together with mature hedging and bushes. A pathway to the side of the cottage leads to the west-facing rear garden which is of generous proportions, being approximately 180ft in length. Adjoining the rear of the property is a paved terrace with raised beds and an adjoining store housing the oil-fired boiler. Towards the end of the garden is a large timber shed/workshop. Beyond the garden there is an attractive outlook over the neighbouring cottage's garden towards the rolling countryside beyond.

PLANNING PERMISSION
The property has approved planning permission for a single storey extension to the rear to provide a spacious open plan kitchen/dining room with a separate utility area and ground floor shower room. Full detailed can be viewed on the Uttlesford Planning website under reference UTT/26/1114/HHF.

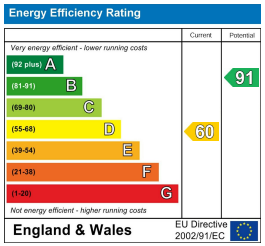
VIEWINGS
By appointment through the Agents.

Approximate Gross Internal Area
67.26 sq m / 723.98 sq ft



Ground Floor First Floor

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



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

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