Little Barn, Manor Lane
CB10 1PJ

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Little Barn

Manor Lane | Great Chesterford | CB10 1PJ

Guide Price £550,000

- Characterful Grade II listed detached village home, believed to date back in part to the 16th century
- Located along one of Great Chesterford's most desirable residential lanes
- A range of reception spaces offering flexibility for family life or home working
- Three bedrooms, including a principal bedroom with en suite facilities
- Kitchen/dining room with garden outlook, complemented by a separate utility room
- Attractive, private rear garden laid mainly to lawn with established planting
- Excellent commuter links with Great Chesterford station within easy walking distance, offering direct services to Cambridge and London
- No upward chain

The Property

Tucked away along one of Great Chesterford's most desirable residential lanes, Little Barn is a charming and individual Grade II listed detached home offering beautifully proportioned accommodation, characterful features and a highly regarded village setting, all within easy walking distance of the railway station and local amenities.

The Setting

Nestled in the heart of the highly sought after and historic village of Great Chesterford, Manor Lane offers a premier residential setting that perfectly balances rural charm with exceptional connectivity. Residents enjoy immediate access to a wealth of local amenities, including the 'outstanding' rated primary academy, a vibrant community centre, a well-stocked village shop and cafe, and two popular public houses—The Crown & Thistle and The Plough. For the modern commuter, the location is unrivalled: Great Chesterford Station is within easy walking distance, providing direct rail links to Cambridge in approximately 17 minutes and London Liverpool Street in just over an hour. Additionally, the nearby M11 (J9) offers swift road access to the wider motorway network and Stansted Airport, while the historic market town of Saffron Walden is just 4 miles away, offering more extensive shopping, dining, and the renowned Audley End estate.

The Accommodation

The property displays an attractive mix of traditional materials and architectural detail, creating a home that feels both established and welcoming. The ground floor is centred around a series of interconnecting reception spaces, providing flexibility for everyday family life and entertaining. The sitting room is a warm and inviting space, complemented by

exposed beams and triple aspect views, while an adjoining reception room offers further versatility as a dining area, snug or home office. A separate family room provides an additional informal living space, ideal for relaxation or use as a playroom.

The kitchen/dining room enjoys a pleasant outlook over the garden and offers generous space for both cooking and casual dining, supported by a ground floor cloakroom and useful utility room with direct access to the store room, which can also be accessed from the front of the property. On the first floor, the accommodation continues with three well-proportioned bedrooms, all enjoying an attractive outlook and served by a family bathroom. The principal bedroom benefits from its own en suite, making it particularly well suited for both owner-occupiers and visiting guests.

Outside

To the front, a shingle driveway provides convenient off road parking and leads to a charming, sheltered entrance set behind a classic flint and brick wall. This low maintenance space is softened by established borders and a manicured evergreen, perfectly complementing the home's traditional aesthetic. The rear garden is a particular feature of the property, offering a good degree of privacy and a peaceful setting. Laid predominantly to lawn and bordered by established planting, the garden provides an ideal space for outdoor entertaining, family life and quiet enjoyment. A timber outbuilding offers useful storage or potential for further enhancement, subject to requirements.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – The home originally dates back to 16th century and is constructed of part timber frame and part brick with rendered elevations under a part tiled and part cedar shingled roof

Local Authority – Uttlesford District Council – Band F

Ground Floor

Main area: approx. 78.7 sq. metres (847.6 sq. feet)

Plus store room, approx. 11.6 sq. metres (125.2 sq. feet)

First Floor

Approx. 81.1 sq. metres (872.7 sq. feet)

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Main area: Approx. 159.8 sq. metres (1720.4 sq. feet)

Plus store room, approx. 11.6 sq. metres (125.2 sq. feet)

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco..co.uk

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