



Old Forge Cottage
Hill Green | Clavering | Saffron Walden | Essex | CB11 4QS

STEP INSIDE

Old Forge Cottage

A stunning three-bedroom, detached Grade II listed thatched cottage, situated in the desirable village of Clavering and overlooking the village green. The home offers three reception rooms, a spacious kitchen with a separate utility room and two bathrooms. It also benefits from a detached garage with workshop, beautiful cottage gardens, a plot of approximately 0.16 acres and no onward chain. The accommodation extends to 1,520 sq. ft., plus outbuildings. Further features include gas central heating, a septic tank, Council Tax Band E and an EPC exemption due to its listed status.

Step Inside

As you walk through the gate to Old Forge Cottage, the pathway leads you through a beautiful cottage garden to the solid wooden front door. This chocolate-box home opens into a light hallway with a dado rail, leaded windows and a central staircase leading to the first floor.

To the right is a spacious living room with generous ceiling heights, a brick-built fireplace and open fire, picture windows overlooking the gardens and village green, exposed beams and built-in shelving to the alcove. To the left is a formal dining room with feature leaded windows, an ornate wooden fire surround and exposed beams. The home then flows into the more modern, spacious and light-filled kitchen, which forms the heart of the house. High ceilings, numerous windows and Velux windows allow natural light to flood in, with quartz worktops, a Rangemaster cooker and a contemporary finish create a well-designed and practical space. A door leads directly to the garden and offers convenient access, particularly when returning with shopping.

There is a separate utility room with a barn-style door to the garden and space for all your laundry needs. For pet owners, it is an ideal room after a countryside walk, or simply somewhere to take off muddy wellies after a winter stroll.

There is a shower room on the ground floor with double shower, sink and WC and window to the rear.

The family / garden room was built in 2010 and flows nicely from the kitchen and is a great entertaining space. With vaulted ceilings and two Velux windows, french doors and Bi folding doors, which lets the light flow and brings the outside in. The wooden effect flooring seamlessly flows through the room and into the kitchen and utility room.

On the first floor there are three double bedrooms all with pretty picture leaded windows overlooking gardens and the green from every angle and a three-piece bathroom suite.











STEP OUTSIDE

Old Forge Cottage

Set within approximately 0.16 acres with a detached garage and workshop with high ceilings and up and over door, there is a door with access from the garden.

The gardens are delightful; a modern terrace wraps around the garden room and a spacious patio area for dining with easy access from the kitchen when entertaining outside in the summer months. There is laid lawn with various tree and shrub borders and a gate with access to the pathway outside.

The beautiful country cottage style garden with rose bushes and many tree and shrub borders with laid lawn and gate access for pedestrians and a larger gate for vehicular access at the bottom of the garden.

Location

Nestled in the rolling countryside of north-west Essex, Clavering is a picturesque village brimming with history, charm, and natural beauty. Just 8 miles to Saffron Walden market town, approximately 10 miles from Stansted Airport and approximately 20 miles south of Cambridge, it's the perfect escape for those seeking tranquillity with a touch of heritage.

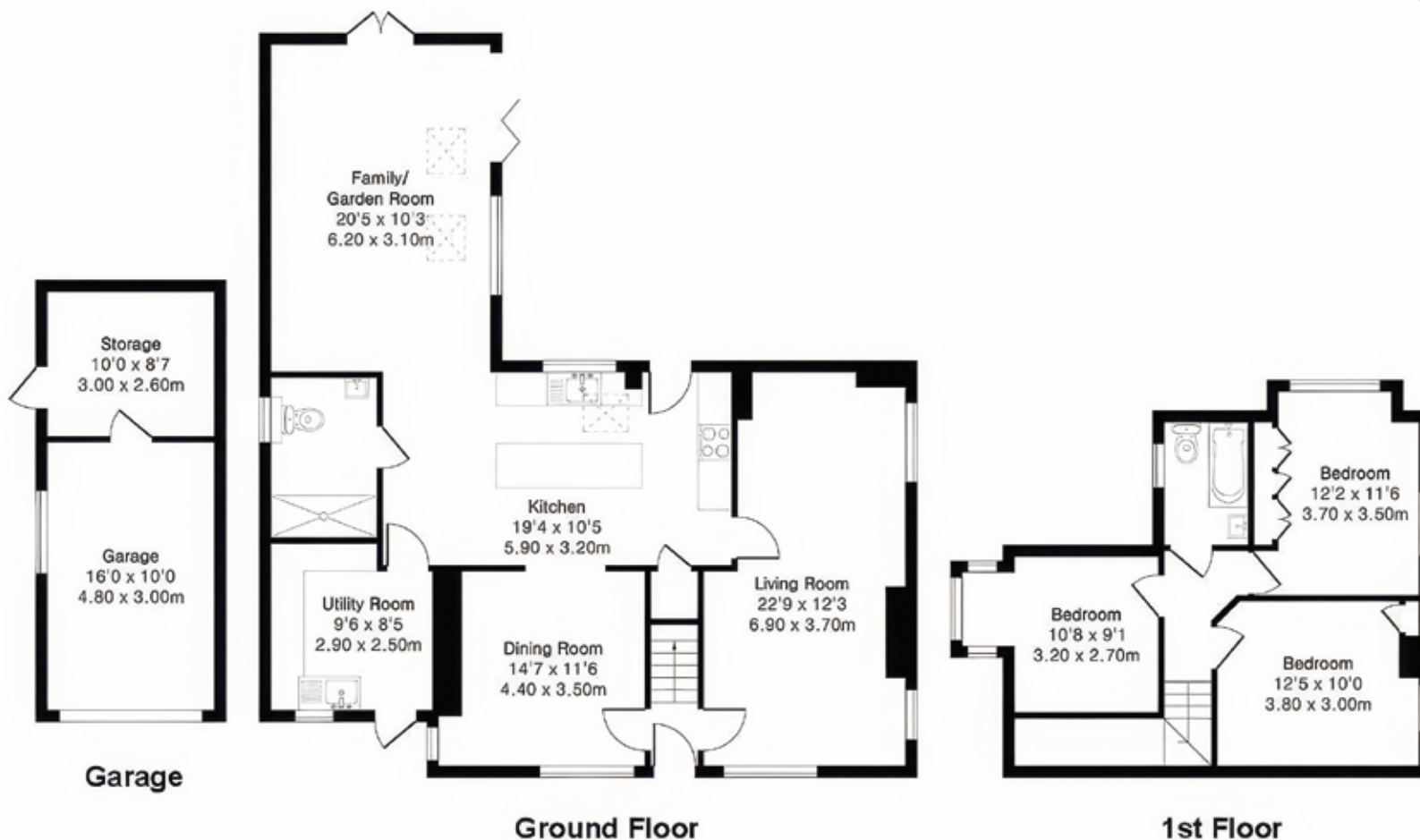
For outdoor enthusiasts, Clavering offers scenic walks along the River Stort, peaceful fishing lakes, and access to the Essex Way footpath. The surrounding greens and woodlands make it ideal for hiking and wildlife spotting.

Food lovers will enjoy the village's welcoming pubs, including The Cricketers, famously linked to celebrity chef Jamie Oliver, and the Fox & Hounds, both serving hearty meals in traditional settings. Don't miss local tearoom, Poppy's Barn, and farm shops for a true taste of rural Essex.

Nearby are Clavering & Arkesden Preschool and Clavering Primary School and plenty of options for secondary schools from Newport and Saffron Walden.



EPC Exempt
Council Tax Band: E
Tenure: Freehold



TOTAL FLOOR AREA: 1770 sq.ft. (164 sq.m.) approx.
MAIN HOUSE: 1520 sq.ft. (141 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Fine & Country Bishops Stortford, Saffron Walden & Dunmow
21 North Street, Bishops Stortford, Hertfordshire, CM23 2LD
07859 977793 | heather.curtis@fineandcountry.com

