



Willow Mead, Wicken Road
CB11 4QT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Willow Mead

Wicken Road | Clavering | CB11 4QT

Guide Price £1,100,000

- A substantial family home spanning approximately 2,057.7 sqft across two well-planned floors
- Versatile ground floor which features a large sitting room with a wood-burning stove, a formal dining room, and a dedicated family room/home office with garden access
- Seamless indoor-outdoor flow as the garden room is equipped with impressive bi-fold doors that open onto a large, paved terrace and level lawn
- Generous bedroom quarters including a principal suite with an en-suite shower room and fitted wardrobes
- Superb exterior, set behind a private gated entrance with a gravel driveway, featuring a striking oak-framed porch and a long, landscaped rear garden with timber outbuildings
- Highly desirable location, situated in the heart of Clavering, home to the renowned Cricketers pub, a top-rated primary school, and excellent mainline commuter links from nearby Audley End

The Property

Willow Mead is a beautifully presented five-bedroom detached residence that harmonizes traditional character with a bright, open-plan interior designed for modern family life. The ground floor offers exceptional versatility with three distinct reception areas and a high-specification kitchen, all of which benefit from a seamless connection to the expansive rear gardens and entertaining terrace. Upstairs, the property provides five comfortable bedrooms and a stylish four-piece family bathroom, making it a perfect retreat within the highly sought-after village of Clavering.

The Setting

Nestled in the heart of the highly sought-after village of Clavering, Wicken Road offers a quintessential rural lifestyle characterized by picturesque Essex countryside and a vibrant community spirit. This idyllic setting features exceptional local amenities, including the historic, wisteria-clad The Cricketers—famed as the childhood home of Jamie Oliver—and the traditional Fox & Hounds. Daily convenience is provided by the well-stocked village shop and post office, while families benefit from the highly-regarded Clavering Primary School and an extensive network of scenic footpaths. Superbly connected for commuters, the property is just a 15-minute drive from the market town of Saffron Walden and within a 10-to-15-minute radius of both Newport and Audley End railway stations, offering direct links to London Liverpool Street (approx. 55 minutes) and Cambridge (approx. 20 minutes).





The Accommodation

The ground floor of Willow Mead has been masterfully configured to provide a seamless blend of traditional warmth and expansive, modern living. Upon entering, the home opens into a generous sitting room centered around a charming fireplace with a wood-burning stove and timber mantle, which flows naturally into the sun-drenched garden room. Here, wide bi-fold doors create a striking connection to the rear terrace and manicured lawns, making it an ideal space for seasonal entertaining. This open-plan layout continues through to the formal dining area, ensuring the entire rear of the property remains bathed in natural light while maintaining a sense of distinct, functional zones.

Practicality meets sophisticated design in the beautifully appointed kitchen/breakfast room, which features a central island, stone-tiled flooring, and a sleek range of shaker-style cabinetry. Tucked away for privacy, a substantial family room currently serves as a dedicated home office, offering a quiet retreat with its own French doors leading to the garden. The ground floor is completed by a welcoming entrance hall and a discrete utility room with WC, ensuring this 1,100-square-foot level is as functional for daily family life as it is impressive for hosting.



The first floor of Willow Mead is equally well-considered, offering five versatile bedrooms arranged around a central landing that emphasizes the home's sense of space and light. The principal suite is a highlight, featuring a generous double bedroom with a large window overlooking the rear gardens, fitted wardrobes, and a private en-suite shower room.

Two further well-proportioned double bedrooms enjoy elevated views of the surrounding landscape, while the fourth and fifth bedrooms offer excellent flexibility, perfectly suited for use as children's rooms, a nursery, or a secondary dressing area. Serving the bedrooms is a stylish family bathroom, elegantly finished with a four-piece suite that includes both a bathtub and a separate corner shower.

Outside

Approaching Willow Mead, the property immediately impresses with its striking light blue rendered facade and a handsome, oak-framed vaulted porch that provides a characterful sheltered entrance. The home is set back from the road behind a neat five-bar gate and black metal railings, opening onto a generous gravel driveway that provides ample off-road parking for multiple vehicles. This frontage is softened by a manicured lawn and mature hedging, creating an attractive and private first impression.

To the rear, the property opens out into a beautifully maintained and expansive garden, designed for both relaxation and outdoor entertaining. A large paved terrace spans the width of the house, offering multiple seating areas—including a circular dining space—that take full advantage of the seamless indoor-outdoor flow provided by the bi-fold and French doors. Beyond the terrace, a long, level lawn is bordered by established fencing, mature trees, and well-stocked flower beds. The garden further benefits from a collection of timber outbuildings at the far end, including a charming summerhouse and garden sheds, all set against a tranquil backdrop of the North Essex countryside.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax– F



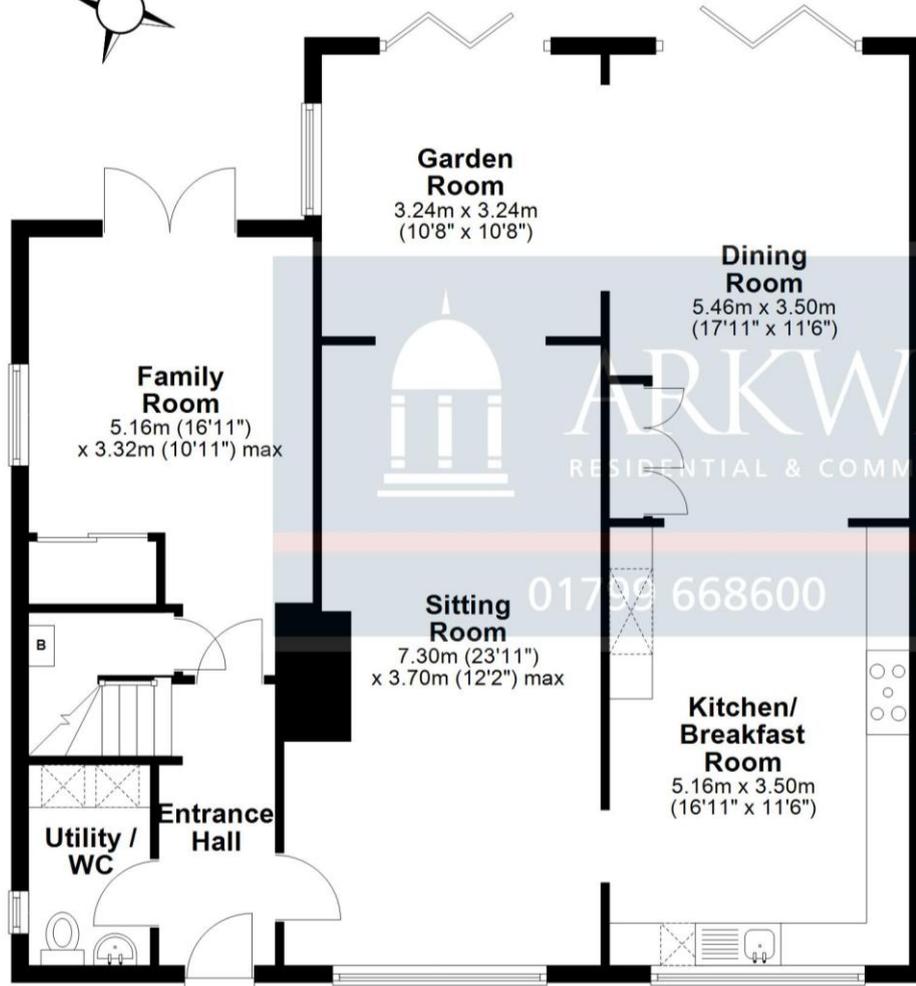






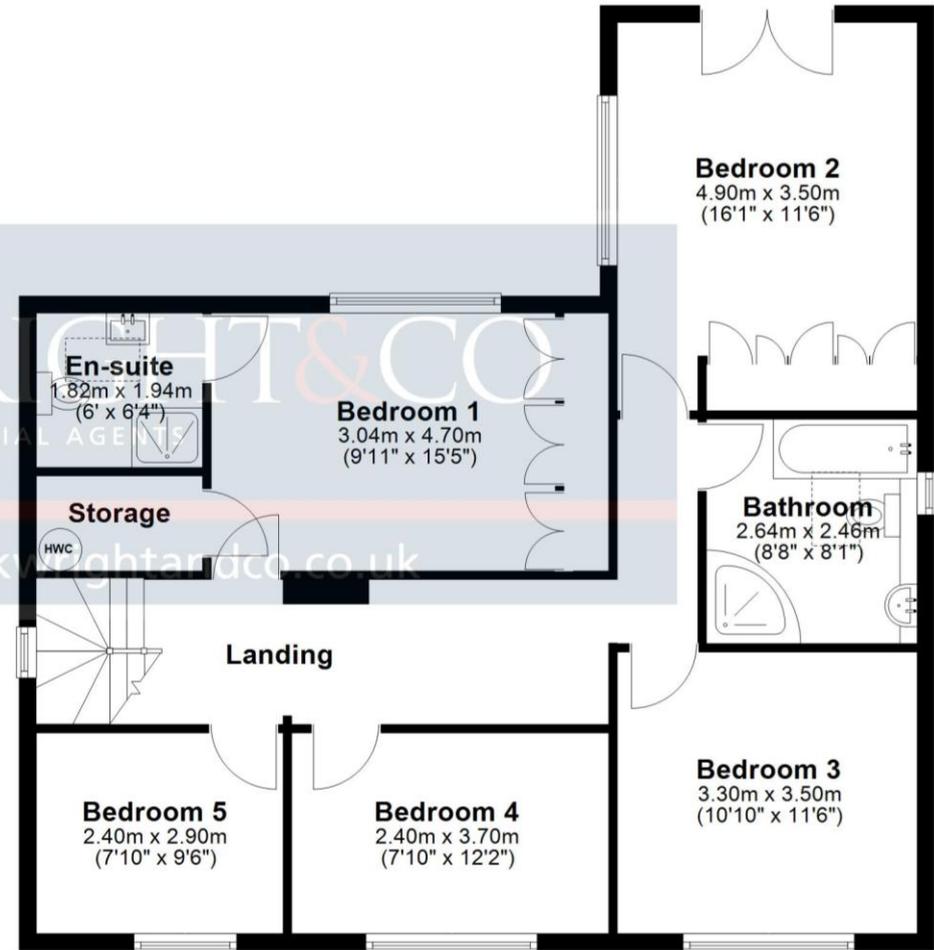
Ground Floor

Approx. 102.5 sq. metres (1103.6 sq. feet)



First Floor

Approx. 88.6 sq. metres (954.1 sq. feet)



Total area: approx. 191.2 sq. metres (2057.7 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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