



High Street, Hempstead, CB10 2PE

**CHEFFINS**

## High Street

Hempstead,  
CB10 2PE

- Accommodation extending to 2,400 sqft
- Wealth of period features
- 0.23 of an acre plot
- Vaulted kitchen/diner
- Four bedrooms
- Driveway and double garage

A characterful Tudor, unlisted home situated in an elevated position on the High Street. The cottage retains a number of original features and offers versatile accommodation, together with a detached double garage and a delightful west facing rear garden.

4 2 2



**Guide Price £735,000**



## LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

## GROUND FLOOR

### REAR ENTRANCE PORCH

Entrance door and door to:

### HALLWAY

Staircase rising to the first floor with understairs storage cupboard, window to the rear aspect and doors to adjoining rooms.

### PLAY ROOM

Doors to adjoining rooms and opening to:

### LIVING/FAMILY ROOM

Window and French doors to the front aspect and feature fireplace with wood burning stove.

### KITCHEN/DINING ROOM

A vaulted room and fitted with base and eye level units with granite worktops, butler sink, Aga and an additional electric double oven and hob, integrated appliances including dishwasher and fridge, opening into dining area with windows to the front and side aspects, bespoke fitted cabinets and doorway to:

### UTILITY ROOM

Fitted with base and eye level units with worktop over, butler sink, integrated freezer, space and plumbing for a washing machine and tumble

dryer, cupboard housing the oil fired boiler. Windows to the rear and side aspects and stable door providing access to the rear garden.

### OFFICE

Windows to the front and side aspects.

### BEDROOM

Window to the rear aspect and access to the loft space with steps leading to a dressing area.

### CLOAKROOM

Comprising pedestal wash basin, low level WC.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM ONE

Windows to the front and rear aspects, fitted wardrobes with drawers and vanity unit.

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, panelled bath with shower attachment and heated towel rail. Obscure glazed window to the side aspect.

### BEDROOM

Window to the front aspect and fitted wardrobes.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, heated towel rail, obscure glazed window to the rear.

### BEDROOM

Windows to the side and rear aspects and steps up to:

### DRESSING ROOM

Window to the side and Velux window to the front aspect, eaves storage cupboards.

### OUTSIDE

A gravelled driveway provides off-street parking for several vehicles with EV charging point and access to the detached double garage. There is gated side access leading to the rear garden which features a paved terrace area, perfect for al fresco entertaining, with built-in kitchen/barbeque area, Steps lead up to the remainder of the garden which is mainly laid to lawn with beds bordering.

### DETACHED DOUBLE GARAGE

Fitted with a roller shutter door and with power and lighting supply.

### VIEWINGS

By appointment through the Agents.

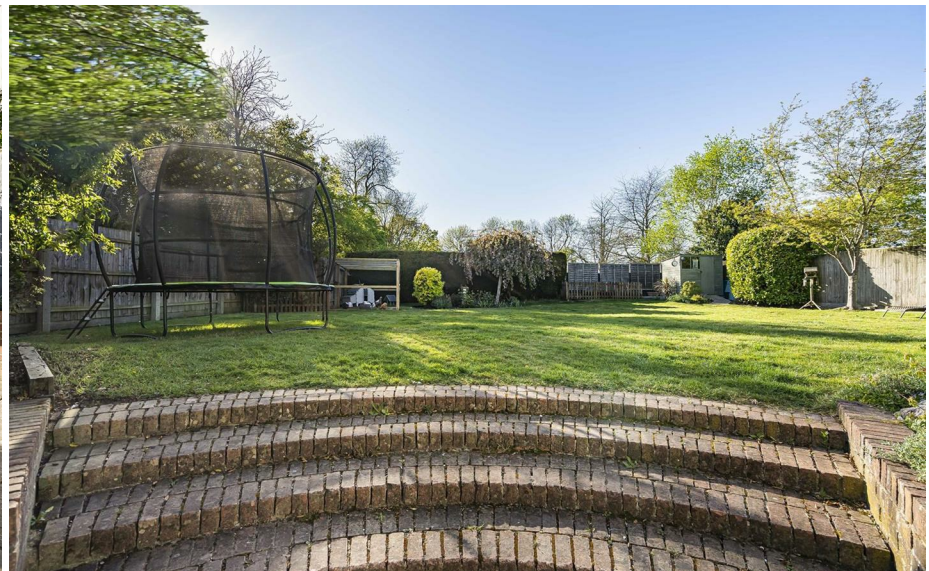




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		26	52
	EU Directive 2002/91/EC		



Guide Price £735,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford

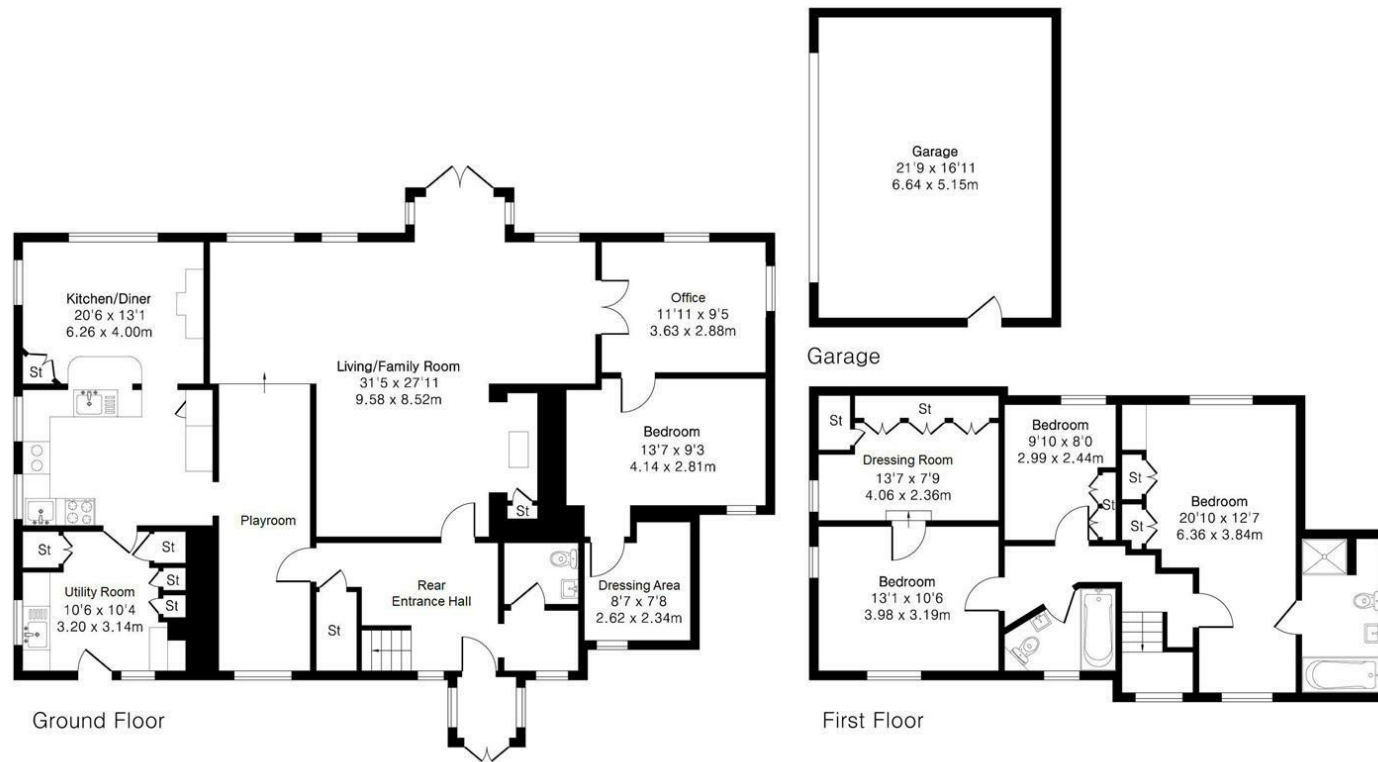


**Approximate Gross Internal Area 2397 sq ft - 223 sq m  
(Excluding Garage)**

Ground Floor Area 1632 sq ft – 152 sq m

First Floor Area 765 sq ft – 71 sq m

Garage Area 368 sq ft – 34 sq m



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

