



Ashdon, CB10 2HB

CHEFFINS

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CB10 2HB

2 1 3

Guide Price £650,000

- Detached bungalow
- Huge scope for development and enlargement
- Approximately 1 acre plot
- Multiple outbuildings
- Set in the heart of the village
- No onward chain

A detached bungalow located in the heart of the village, set on a stunning one acre plot, adjoining an attractive meadow. The property offers huge scope for development and enlargement, subject to relevant approval.





LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

ACCOMMODATION COMPRISING:

ENTRANCE LOBBY

Timber stable door with windows to either side. Glazed door to:

KITCHEN

Comprising a range of base and eye level units with worktop space over, sink unit, hob, double oven, integrated fridge and windows to two aspect. Open plan to:

DINING ROOM

Window to the rear aspect, built-in cupboard.

SITTING ROOM

A well-proportioned reception room with fireplace with inset stove, window to the side aspect and a pair of glazed doors providing access to the vaulted garden room with views through to the front garden.

VAULTED GARDEN ROOM

Bespoke glazing to three aspects providing stunning views and glazed doors to either side.

FORMER BATHROOM

Formerly a bathroom, but now utilised as a storage room with obscure glazed window.

INNER HALLWAY

Access to the loft space, built-in airing cupboard.

CLOAKROOM

Comprising low level WC and obscure glazed window.

BEDROOM 1

A dual aspect room with windows to the rear and side providing views over the garden.

BEDROOM 2

Window to the side aspect overlooking the garden and a pair of glazed doors providing access from the garden room.

BATHROOM

Comprising panelled bath, shower enclosure, WC, wash basin and window to the side aspect.

OUTSIDE

The property is set in the heart of the village, enjoying mature grounds of approximately one acre, approached via a long driveway providing extensive off-street parking, with mature gardens to the front of the property. To the rear are a number of useful outbuildings offering a variety of uses, dependent upon needs and relevant approval. In addition, there is

a substantial greenhouse, mature trees and a pleasant outlook over meadows to the rear.

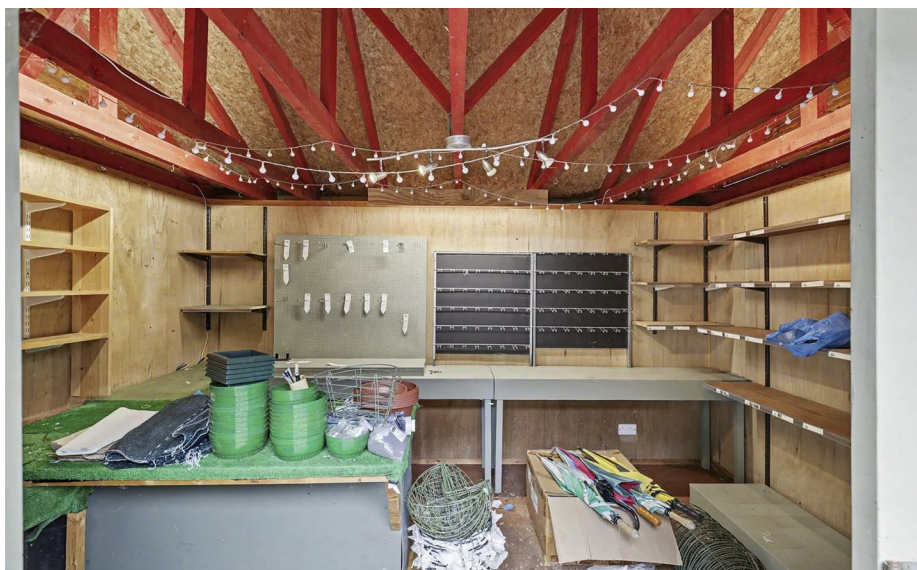
DEVELOPMENT OPPORTUNITY

The property and site offers huge scope for development. Prospective buyers are requested to make their own enquiries.

VIEWINGS

By appointment through the Agents.





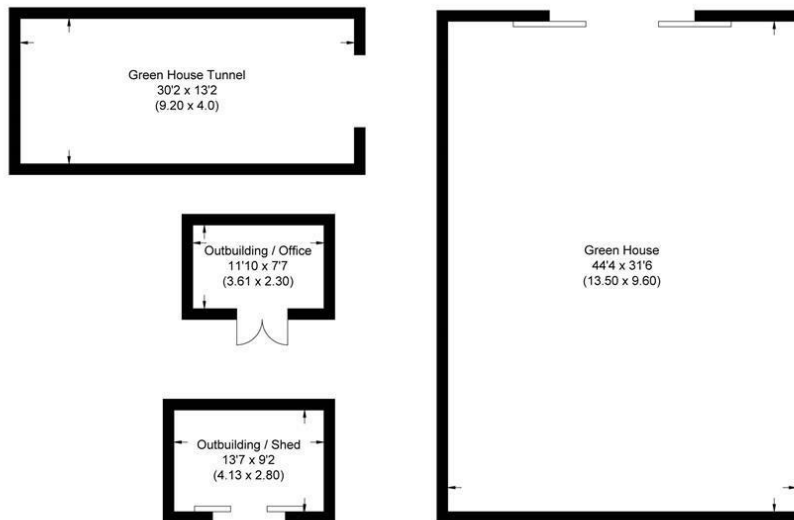
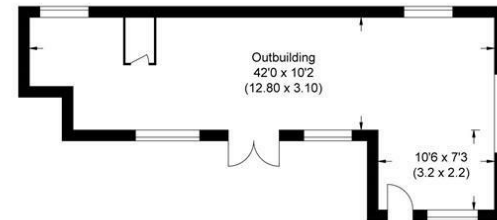
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



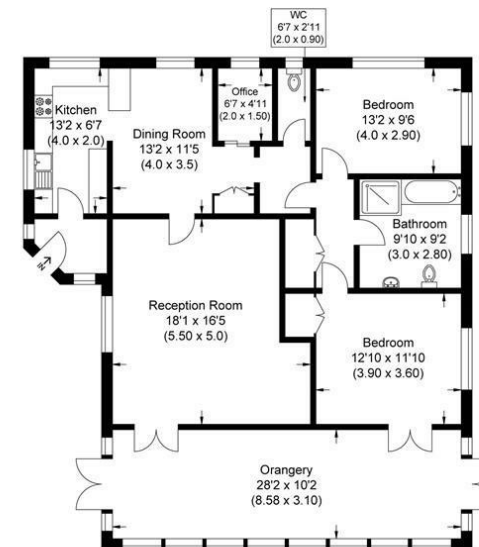
Guide Price £650,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford



Approximate Gross Internal Area
136.12 sq m / 1465.18 sq ft
(Excludes Outbuilding)
Outbuilding Area 231.55 sq m / 2492.38 sq ft



Outbuildings



Ground Floor

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

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.

