



Christmas Cottage, High Street, Chrishall, Royston £300,000 **Freehold**



# Key Features

2 1 E B

- Two bedroom cottage
- Lounge with log burner
- Kitchen/breakfast room
- Bathroom
- Front garden - south facing

This charming two bedroom cottage is full of character and dates back to around 1840. Boasting many original features the cottage comprises of a gorgeous living room, good size kitchen area with two double bedrooms and a bathroom on the first floor. The current owner has this to say about the property:

'I have lived in Christmas Cottage for 12 years and in the local area my whole life. Christmas Cottage is a happy house that has given us happy times and it always puts a smile on my face when I walk through the door. If I could pick the cottage up and take it with me, I would!  
Christmas Cottage is small but perfectly



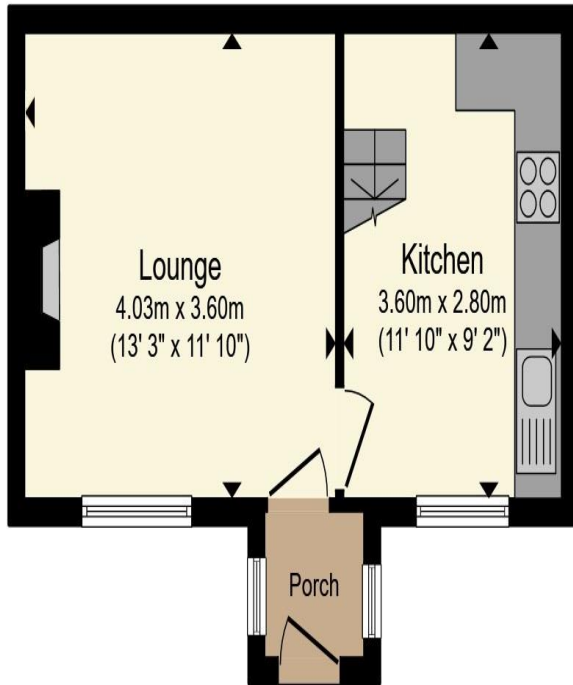


formed and started out life, around 200 years ago, as a weavers cottage as there was a thriving cotton industry in Chrishall. The walks round here are amazing with the Icknield Way, the oldest path in Britain, running through the village. Sad as I am to leave Christmas Cottage I hope that the next person enjoys living here as much as I have done'.

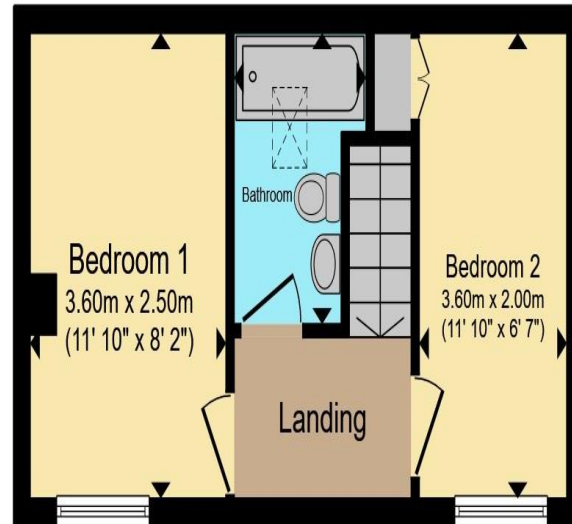
The popular and picturesque village of Chrishall boasts its own church, inn and primary school with adjoining preschool. Set within open countryside the village is between the market towns of Saffron Walden and Royston. There are road and rail links with the main line railway stations at Royston and Audley End (Saffron Walden) providing a regular commuter service to London's King's Cross and Liverpool Street respectively. Access to the M11 is 7 miles and provides access to London, the M25 and the North

Porch  
Lounge  
4.03m max x 3.60m max  
13'3" max x 11'10" max





**Ground Floor**



**First Floor**

Total floor area 55 sq.m. (592 sq.ft.) approx

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**Kitchen**  
3.60m max x 2.80m max  
11'10" x 9'2"

**Landing**  
Access to partly boarded loft.

**Bedroom One**  
3.60m x 2.50m  
11'10" x 8'2"

**Bedroom Two**  
3.60m x 2.00m  
11'10" x 6'7"

**Bathroom**  
Front  
South facing paved garden. Storage shed en-bloc.

To view this property call Kevin Henry on:  
01799 513632



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