



Church End, Ashdon, CB10 2HG

**CHEFFINS**



## Church End

Ashdon,  
CB10 2HG

- Delightful character cottage
- Flexible accommodation of approx. 3017 sqft, including a ground floor annex
- Generous storage room throughout
- Beautiful gardens
- Double garage & private driveway
- Idyllic position within the village
- No upward chain

This charming detached house forms part of a small cluster of period properties with stunning views, set within this sought-after village. At its heart are the remaining features of the original cottage, believed to date back to the 18th Century. These have been skilfully incorporated into a light-filled spacious contemporary home. It has beautiful gardens and a double garage.

 5
  3
  3

**Guide Price £725,000**







## 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.

**GROUND FLOOR****ENTRANCE HALL**

Solid oak entrance door, Chubb alarm, double-glazed window and two interior doors, one leading to ground-floor annex and one to sunroom and dining room.

**DINING ROOM**

This handsome room and the adjoining sunroom form the connecting link between the old and the new parts of the building. It has parquet flooring and a fireplace with a stone hearth and surround. A wide window to the front aspect catches the morning sun; and opposite, a pair of glazed doors provide views through the sunroom to the garden, and let in the afternoon light.

**SUN ROOM**

With three quarter height windows, glazed roof and French windows (all with double glazing), this delightful room runs the length of the terrace, providing access to it and the garden beyond. Fitted blinds offer shade in summer, while double-glazing and a full-length wall-mounted radiator keep it snug in winter.

**INNER HALL**

A sun-lit room giving access to the old, characterful part of the house.

**SITTING ROOM**

A spacious, well-proportioned room combining part of the original cottage (including an impressive inglenook fireplace and inset stove) with an extension in keeping with the original. Authentically aged timbers join old to new and, facing west, the room is flooded with the afternoon sun.

**UTILITY ROOM**

Off the sitting room is a room that once served as a kitchen. Used subsequently as a utility room, it could equally well be transformed into a study or a children's playroom.

**STUDY/LIBRARY**

A cosy room belonging to the old part of the house and furnished with an extensive range of hand-crafted cupboards, bookshelves and a desk area. Staircase rising to old first floor and a pair of windows to the front aspect.

**OLD FIRST FLOOR LANDING**

Accessed via staircase from study. Exposed timbers, eaves storage cupboards and doors to adjoining rooms.

**DOUBLE BEDROOM**

Charming bedroom with exposed timbers and windows to two aspects. Two hand-carved oak wardrobe doors are an original feature.

**BATHROOM**

A characterful room with panelled bath under the exposed timbers of the eaves, a vanity washbasin, a WC and a cupboard containing a hot water cylinder. Small window to side aspect.

**SINGLE BEDROOM**

A multi-purposed room which could be used as a dressing room, sewing room or study. Fitted cupboards under the eaves and a window to front aspect.

**KITCHEN**

Situated off dining-room at the modern end of the house. Fitted with a range of base and eye-level units with granite work-top space and twin bowl sink unit,

hob and built-in oven, dishwasher, fridge and freezer and understairs store-cupboard. Window to front aspect and glazed door providing access to driveway.

**MODERN FIRST FLOOR LANDING**

Accessed via staircase from dining-room. Large Velux window with fitted blind and solid timber doors to adjoining rooms.

**DOUBLE BEDROOM**

A dual aspect room enjoying a good degree of natural light and beautiful views. Built-in wardrobes and an airing cupboard housing hot water cylinder.

**BATHROOM**

Comprising bath with power-shower over, WC, wash basin and window to front aspect.

**SINGLE BEDROOM**

Window to the side aspect, exposed timbers and deep built-in wardrobe.

**GROUND FLOOR ANNEX**

Including:

**LOBBY**

Leading through the door from entrance hall, a short corridor links the annex to the rest of the house, or can be closed off if privacy desired.

**WET ROOM**

Comprising shower area, wall-hung WC, vanity wash basin, full height, wall-mounted heated towel rail, cupboard housing the hot water cylinder and window overlooking the garden.

**DOUBLE BEDROOM**

A spacious dual-aspect room with window overlooking the driveway on one side and French windows with access and views to the terrace and garden, on the other. A range of fitted wardrobes and cupboards.

**LAUNDRY ROOM**

Leading off inner hall, comprising base units with worktop space and sink unit, washing machine and tumble dryer, built-in full height cupboards and window to the front aspect.

**OUTSIDE**

The property is set in a tucked-away location within this picturesque village. It is accessed via a gravelled driveway, in turn leading to a private block-paved parking area. To the front of the house is a green with a well and an attractive outlook to the surrounding houses. To the rear is an extensive natural stone paved terrace, ideal for al fresco entertaining and a garden which is a particular feature of the property, having been lovingly cared for over a number of years. While much of it is laid to lawn, there is an abundance of colour through well-stocked flower and shrub borders. The garden enjoys a good degree of privacy whilst offering attractive views of the Church and spire. At the far end of the garden is a heated swimming pool with a retractable fitted cover, a paved terrace and plant room/changing room. To the rear of the garden is a detached double garage.

**DETACHED DOUBLE GARAGE**

Vehicular access via a five bar gate from the private driveway. Power and lighting connected and eaves storage space. The garage offers huge scope for conversion to an annexe, home office or gym.

**AGENT'S NOTES**

- Tenure – x2 Freehold Titles and x1 Leasehold Title (front part of lawn)
- Length of Lease – 99 Years (38 years remaining)
- Annual Ground Rent – Peppercorn
- Service Charge – 1/6th cost of maintaining access road
- Council Tax Band – F
- Property Type – Detached house
- Property Construction – Brick and timber framed with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 3017.66
- Parking – Garage and driveway
- Conservation Area – Yes

**UTILITIES/SERVICES**

- Electric Supply – Mains
  - Water Supply – Mains
  - Sewerage – Mains
  - Heating – Oil fired boiler and solar panels with radiators, wood burning stove
  - Broadband – Fibre to the Cabinet
  - Mobile Signal/Coverage – OK
- RIGHTS OF WAY, EASEMENTS, COVENANTS**

- We have been made aware this property does contain restrictive covenants – please refer to the land registry title for more information.
- There is a right of way over the roadway to Church End, held in perpetuity.

**RESTRICTIONS**

- To keep front lawn as grass and keep hedge border with Old Vicarage no lower than 36"

**BUILDING SAFETY**

- The vendor has made us aware that there is Chrysotile asbestos present in the inner hallway ceiling and the kitchen ceiling and walls.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

**ACCESSIBILITY/ADAPTATIONS**

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

**VIEWINGS**

By appointment through the Agents.



















| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            | 55                                                                                |
| (39-54) <b>E</b>                            | 36                         |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



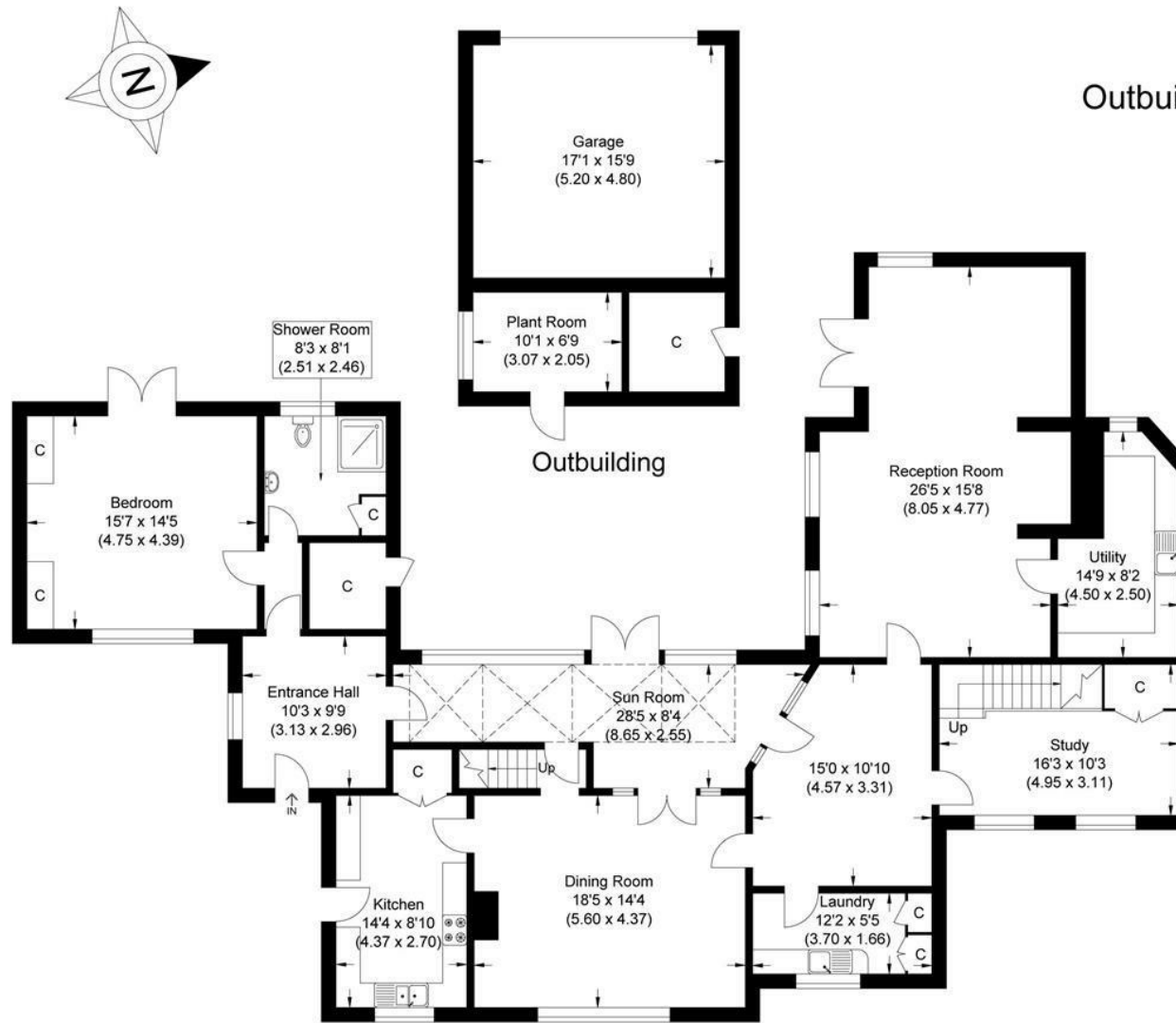
Guide Price £725,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – Uttlesford



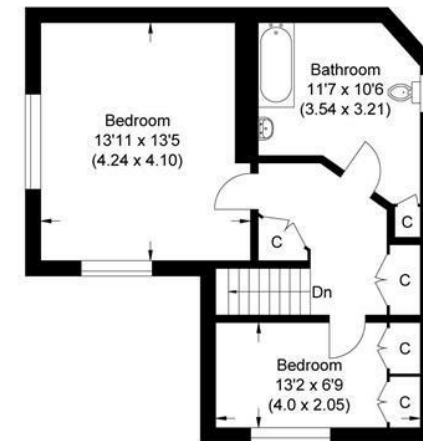




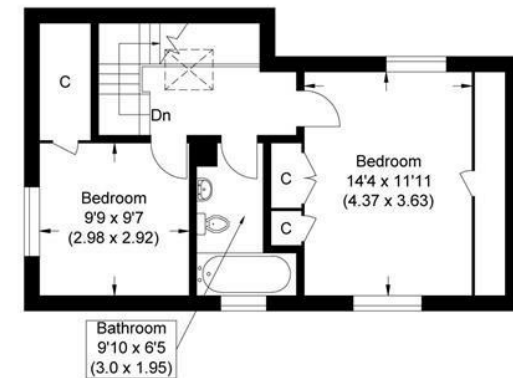




Ground Floor



First Floor



First Floor

Approximate Gross Internal Area  
280.35 sq m / 3017.66 sq ft  
(Excludes Outbuilding)  
Outbuilding Area : 37.18 sq m / 400.20 sq ft

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





8 Hill Street, Saffron Walden, CB10 1JD  
01799 523656 | [saffron-walden@cheffins.co.uk](mailto:saffron-walden@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)

