



The Grove, Hill Green
CB11 4QS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Grove

Hill Green | Clavering | CB11 4QS

Guide Price £1,375,000

- An impressive, detached residence built in 2021
- Ample off-road parking and double garage
- Stunning open plan living
- Good size rear garden backing onto woodland
- Two reception rooms
- Desirable tucked away location
- Superb principal bedroom suite
- Sought after village location
- Bedrooms two and three have ensuites
- EPC: B

The Property

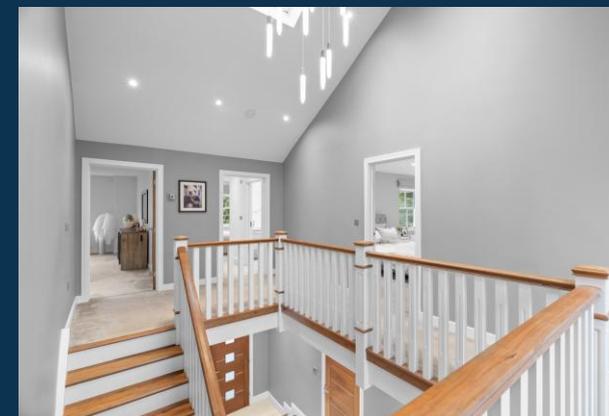
A substantial and bespoke newly built four-bedroom, four bathroom detached property just a short distance from the village green. The home has been completed to the highest standard throughout with well-proportioned accommodation together with a private garden looking onto a woodland area, gated driveway and double garage.

The Setting

The property is situated in the village of Clavering, one of northwest Essex's most sought-after villages. Clavering provides an excellent range of amenities including the well regarded Clavering Primary School, beautiful parish church, large supermarket/post office and 2 public houses, picturesque cricket pitch and a village hall with an award-winning recreational ground with a playing field, children's playground, 2 tennis courts and a bowls club. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities.

The Accommodation

In detail the property comprises an impressive reception hall with staircase rising to the first floor, deep understairs storage cupboard, further storage cupboard, cloakroom comprising W.C and vanity wash hand basin and doors to the adjoining rooms. The stunning open plan kitchen/dining/living room provides a versatile space ideal for modern living, filled with natural light from Velux windows and two sets of sliding doors. The kitchen is fitted with an extensive range of matching units with integrated Neff appliances including downdraught induction hob, microwave, a pair of eye level ovens, full height fridge and freezer. In addition, a large island provides additional preparation space with breakfast bar and integrated wine cooler. The utility room is fitted with a range of base and eye level units, worktop space with sink





unit, space for washing machine, tumble dryer and door with adjoining window provides access onto the outside space and side path. A generous dual aspect sitting room benefits from a contemporary inset stove with granite hearth. A second reception room has two windows to the front aspect.

The first-floor galleried landing has a sash window to front aspect, Velux window and doors to the adjoining rooms. The principal bedroom has a Juliet balcony with a pair of double doors with adjoining sash windows with views over the terrace garden and woodland beyond, walk-in wardrobe with extensive range of fitted wardrobes and cupboards and door to the ensuite. Comprising freestanding rolltop bath, large shower enclosure, vanity wash hand basin, W.C. with and heated towel rail. Bedroom two is a dual aspect double room with sash window to the rear and side aspects, built-in wardrobes and door to ensuite. Comprising shower enclosure, W.C and vanity wash hand basin. A third double bedroom has a pair of sash windows to the rear aspect overlooking garden and woodland. The ensuite comprises W.C vanity wash hand basin and shower enclosure. The fourth double bedroom has a pair of sash windows to the front aspect and built-in wardrobes. The family bathroom comprises panelled bath, separate shower enclosure, vanity wash hand basin and W.C.



Outside

The property is accessed by a pair of electric gates leading to a large block paved driveway with double garage. Accessed via an electric roller shutter door with sash window and glazed door to the rear. It has been designed and built to easily convert into additional accommodation subject to the necessary approval with cupboard housing Worcester gas fired boiler, underfloor heating manifolds and water softener.

To the rear of the property is a garden laid predominantly to lawn with fencing and views over the adjoining wooded area. A paved terrace provides an ideal area for al fresco entertaining and outdoor entertaining.

Services

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

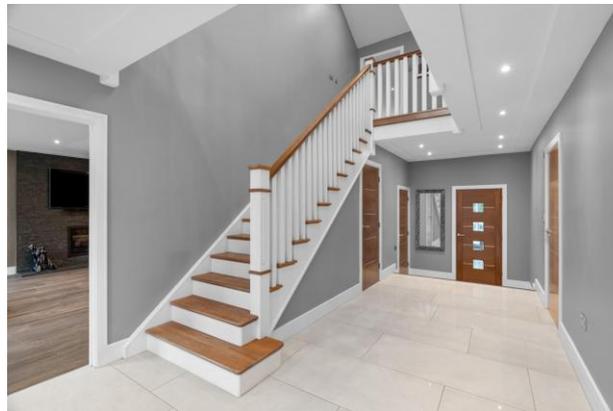
Tenure – Freehold

Property Type - Detached

Property Construction – Timber frame, cement fibre board and render with brick plinths and tiled roof

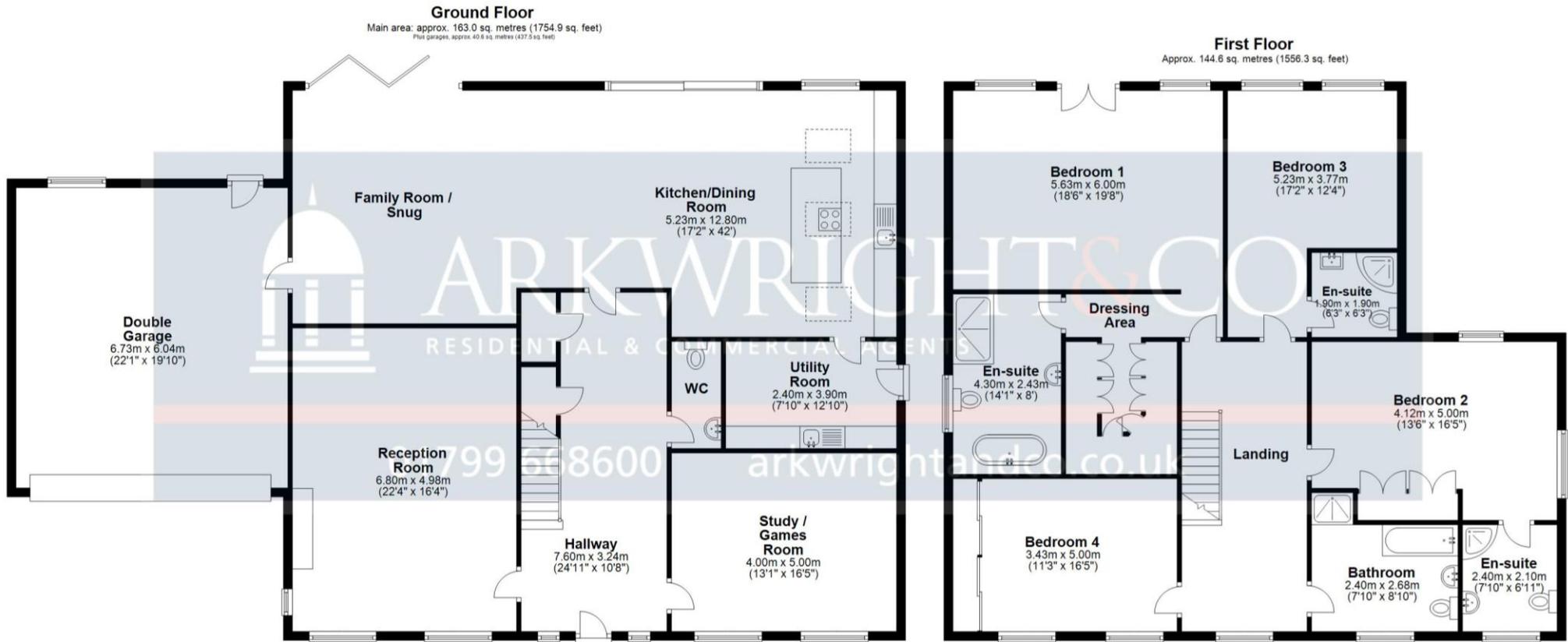
Local Authority – Uttlesford District Council

Council Tax - G









Main area: Approx. 307.6 sq. metres (3311.2 sq. feet)
Plus garages: approx. 40.6 sq. metres (437.5 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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