



River Cottage, Littlebury  
CB11 4TR



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# River Cottage

Littlebury | Saffron Walden | CB11 4TR

## Guide Price £495,000

- Charming detached Georgian cottage with an abundance of period features
- 2 good sized double bedrooms
- Stunning kitchen/breakfast room with separate utility area
- Attractive and secluded walled courtyard garden
- Just 1 mile from the vibrant market town of Saffron Walden
- Approximately 2 miles from Audley End train station

### The Property

Occupying a prime, central position within the highly sought-after and picturesque village of Littlebury, this charming Grade II Listed Georgian cottage is beautifully presented throughout. The delightful two-bedroom home retains an abundance of character, showcasing classic period features such as elegant sash windows and exposed timber beams and studwork.

### The Setting

River Cottage is idyllically situated on Mill Lane in the picturesque village of Littlebury, offering a perfect blend of quiet rural living with exceptional access to local amenities and transport links. The historic market town of Saffron Walden is just 2 miles south, providing a comprehensive array of independent shops, cafes, supermarkets, and traditional pubs. For commuters, the property is remarkably well-connected, with Audley End Station located only 2 miles away, offering direct, fast rail services to London and Cambridge. Additionally, Great Chesterford Station sits 2 miles to the north, while convenient road access via the M11 motorway puts Stansted Airport just a 20-minute drive away and central Cambridge within 25 minutes.

### The Accommodation

A charming and beautifully presented entrance hall welcomes you into the property, featuring classic slate tiled flooring. This leads into a magnificent, dual-aspect living and dining room that is bathed in natural light, showcasing an abundance of period charm with its exposed timber beams and studwork, an elegant front-aspect sash window, and a stunning fireplace complete with a multi-fuel burning stove. This principal reception room is further enhanced by bespoke built-in shelving, practical storage and newly installed wood flooring with French doors that open directly out to the rear garden. The heart of the home is a spectacular, recently refitted kitchen and breakfast room, beautifully appointed with a premium range of base and eye-level cabinetry, complementary quartz work surfaces, a ceramic Belfast sink, and a





feature central island with a breakfast bar. The kitchen is thoroughly well-equipped with an integrated fridge and dishwasher, space for a substantial range cooker with a gas hob and extractor hood over, a built-in storage cupboard, a front-aspect window, and attractive tiled flooring that flows seamlessly through a glazed door into a practical rear lobby. This useful space is fitted with a matching range of units and worktops, an integrated freezer, space and plumbing for a washing machine, and is finished with a characterful stable door and window opening directly out onto the garden terrace.

The first-floor accommodation is accessed via a landing that provides entry to the loft space and doors leading to the adjoining rooms. Bedroom 1 is a characterful double room boasting a feature fireplace, exposed period floorboards, and an elegant sash window facing the front aspect. Bedroom 2 is equally charming, enjoying a bright dual-aspect layout with pleasant views, exposed floorboards, and a practical built-in storage cupboard or wardrobe

### Outside

The property benefits from convenient on-street parking to the front and a useful side access pathway leading directly to the rear. The "L" shaped rear garden is a particular feature of the cottage, being almost completely private and beautifully enclosed by traditional brick and flint walling. Immediately to the rear of the house is a paved patio area

that gives way to an attractive. Walled courtyard style garden. outdoor space comes fully equipped with a garden shed, an oil storage tank, outside lighting, and a garden tap.

### Services

Mains electric, water and drainage are connected. Oil fired heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

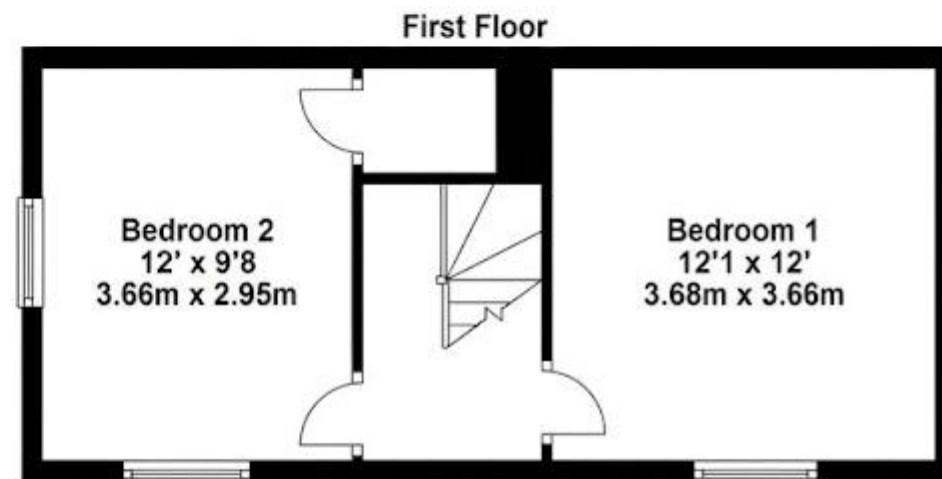
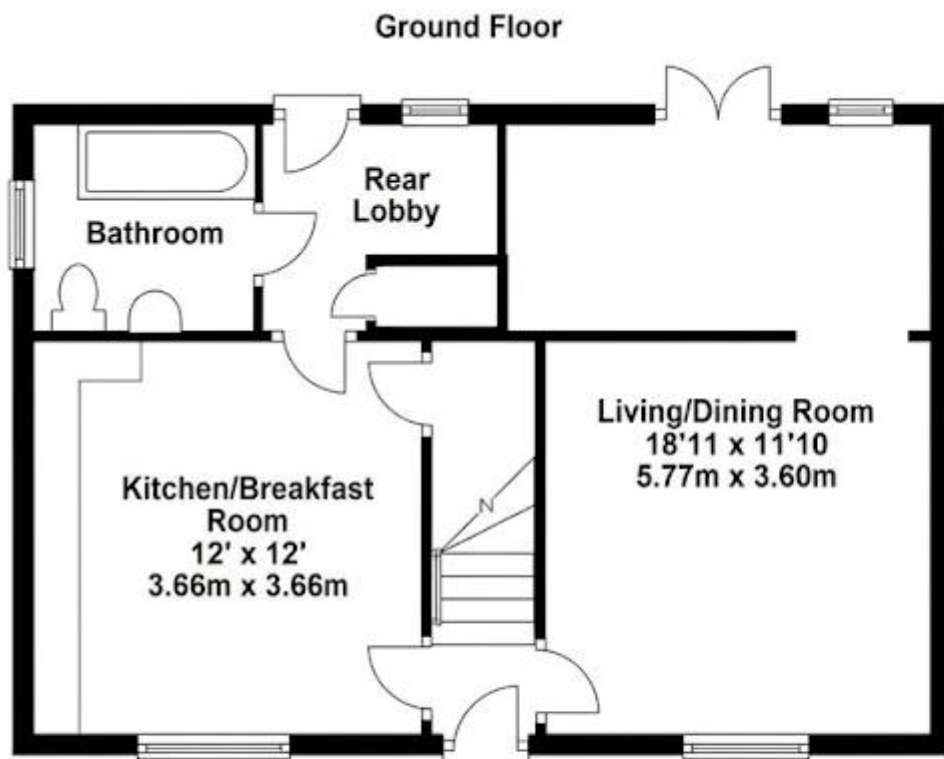
Property Type – Detached

Property Construction –

Local Authority – Uttlesford District Council

Council Tax – E





**Approx. gross internal floor area 77 sqm (825 sqft)**

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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