



West Lodge, Walden Road  
CB10 1UD



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# West Lodge

Walden Road | Little Chesterford | CB10 1UD

## Guide Price £750,000

- A stunning vaulted kitchen and dining room with skylights and a central island forming the heart of the home, ideal for both everyday living and entertaining.
- A welcoming snug with bay window and wood-burning stove overlooking the gardens, complemented by additional reception spaces including a bright conservatory.
- A dual aspect principal bedroom suite with a dedicated study or dressing area and modern en-suite bathroom.
- Versatile outbuildings including a professional home office, workshop space and a spacious barn offering a variety of potential uses.
- Accessed via a private track leading to a gravel driveway providing ample off-road parking, wrap-around gardens, two terrace areas and countryside views.
- Planning permission granted, ref (UTT/16/3682/HHF) including a first-floor rear extension, single-storey side extension, front porch and detached annexe.

### The Property

West Lodge is an extended farmhouse cottage set within approximately a quarter of an acre, combining the character of the original 150-year-old home with a thoughtfully designed contemporary double-storey addition that introduces bright, modern living spaces. The result is a unique and well-balanced home that blends traditional cottage charm with practical contemporary living. Positioned within wrap-around gardens and enjoying views across the surrounding countryside, West Lodge offers flexible accommodation suited to modern family life or those seeking a peaceful rural setting within easy walking distance of Great Chesterford village.

### The Setting

Nestled on the banks of the River Cam near the Cambridgeshire border, Little Chesterford is a quintessential Essex "sunken lane" village that balances historic charm with exceptional connectivity. This peaceful parish is home to one of the oldest inhabited manor houses in England and is characterized by its rolling chalk-stream landscape and a close-knit community centered around the village hall and the 13th-century Church of St Mary the Virgin. While the village itself offers a tranquil retreat, it is just a stone's throw from the thriving Chesterford Research Park, providing a unique blend of rural character and modern opportunity. For everyday amenities, residents benefit from the short stroll or drive into the neighboring village of Great Chesterford, which hosts a popular primary school, a local shop/post office, a bakery and deli, and two well-regarded pubs. For commuters, the village is exceptionally well-placed: Great Chesterford Station is less than a mile away, providing hourly direct services to Cambridge (approx. 17 minutes) and London Liverpool Street (approx. 70 minutes). Local bus route 7 offers regular connections to the historic market town of Saffron Walden, located just 3 miles away, while motorists enjoy rapid access to the M11 (Junction 9/9A) just 2 miles from the village, and Stansted Airport within a 20-minute drive.





### The Accommodation

The ground floor centres around a magnificent kitchen and dining space which forms the true heart of the home. Entered from the welcoming entrance hall, this impressive room features vaulted ceilings with skylights that flood the space with natural light, sleek off-white cabinetry and a substantial central island with wooden breakfast bar, creating an ideal setting for both everyday family life and entertaining. The original part of the cottage retains beautiful 150-year-old parquet flooring, which continues through the entrance hall, dining area and snug, adding warmth and character to the home.

The kitchen is further complemented by a practical utility room offering excellent additional storage and workspace. A secondary rear lobby leads to a stylishly appointed shower room with premium tiling and walk-in enclosure, while also offering direct access to the rear gardens. Flowing naturally from the kitchen and dining area is the principal sitting room; a bright and comfortable reception space with large French doors opening directly onto one of the garden terraces. This terrace creates a natural extension of the living space, with ample room for seating and outdoor dining. From various points within the gardens there are lovely outlooks across the surrounding countryside, reinforcing the home's rural setting.



On the opposite side of the kitchen sits a cosy snug featuring a large bay window overlooking the gardens together with a welcoming wood-burning stove. This versatile room could equally serve as an additional reception room, guest room or occasional fourth bedroom if required. The substantial conservatory offers a versatile secondary reception space with panoramic views across the countryside and direct access to a further terrace area.

The first floor provides three well-proportioned bedrooms. The principal bedroom is a particularly bright dual-aspect room with contemporary decor. The space includes a dedicated area currently arranged as a study, through to a modern en-suite bathroom fitted with a full-size bath, pedestal wash basin and large skylight allowing excellent natural light.

Bedroom two is another generous double room characterised by its distinctive eaves and painted wooden flooring. There is a large picture window offering elevated views across the surrounding countryside. This room also benefits from its own en-suite shower room with walk-in corner shower and stylish tiling. A charming third bedroom and a central landing with built-in storage complete the upper floor.

### Outside

West Lodge is approached via a private track which leads to the property's gravel driveway, providing generous off-road parking set back from the road. The gardens extend to approximately a quarter of an acre and wrap around the house, creating a variety of outdoor spaces to enjoy throughout the day. Predominantly laid to lawn and enclosed by mature hedging and fencing, the grounds offer a good degree of privacy while maintaining a lovely connection with the surrounding countryside.

Several seating areas and terraces are positioned around the house, providing ideal spots for outdoor dining or relaxing while taking in the rural setting. From various points within the garden there are attractive outlooks across the open countryside.

A range of useful outbuildings further enhances the property, including a spacious barn offering a variety of potential uses, a well-proportioned professional office and a separate workshop/store room.

### Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax– D

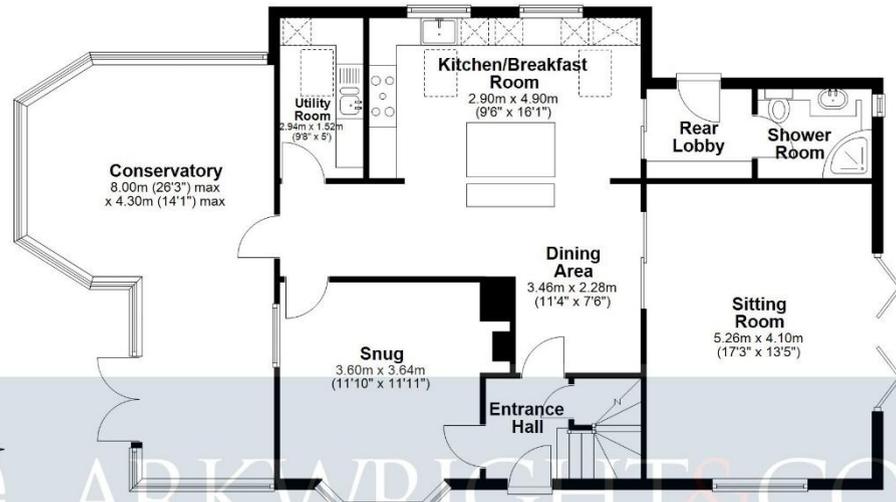






### Ground Floor

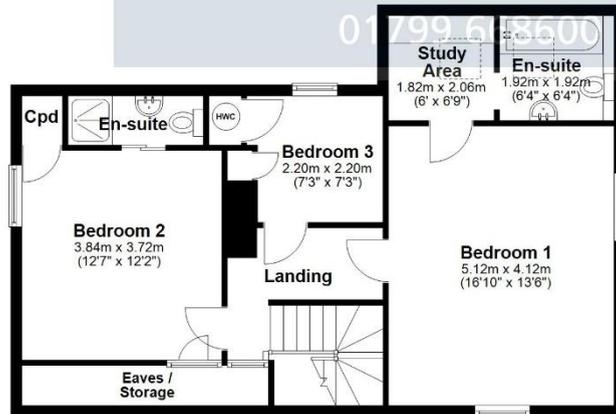
Main area: approx. 84.4 sq. metres (908.3 sq. feet)  
 Plus conservatory: approx. 25.4 sq. metres (273.5 sq. feet)



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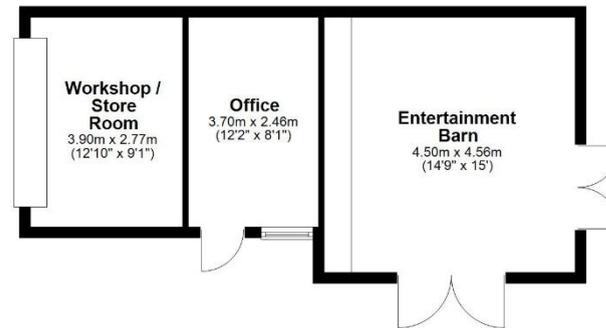
### First Floor

Main area: approx. 62.8 sq. metres (676.0 sq. feet)  
 Plus eaves / storage: approx. 3.3 sq. metres (35.4 sq. feet)



### Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
 Plus outbuildings: approx. 41.2 sq. metres (443.3 sq. feet)



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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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