



7 Kents Yard, Littlebury
CB11 4XU



ARKWRIGHT & CO
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7 Kents Yard

Littlebury | Essex | CB11 4XU

Guide Price £625,000

- A stunningly renovated three double bedroom, detached home featuring a large triple-aspect sitting room with a vaulted ceiling
- Flexible accommodation including a principal suite with bespoke cabinetry and a luxury en-suite
- A versatile ground-floor study with the potential to serve as a fourth bedroom
- Superb outdoor living with a secluded, southwest-facing "sun trap" patio and garden
- A private driveway providing ample off-street parking and a dedicated EV charging point
- Just 5 minutes from Saffron Walden and Audley End station, offering mainline services to London Liverpool Street and Cambridge

The Property

This meticulously renovated home features three double bedrooms, a principal en-suite, and a dedicated ground-floor study, all complemented by a secluded garden. Perfectly suited for modern living with off-street parking for three cars with an EV charging point and is ideally located just five minutes from Saffron Walden and Audley End station.

The Setting

Kents Yard is a small, private development in the charming village of Littlebury, nestled in north-west Essex just 1.5 miles from Saffron Walden and around 12 miles from Cambridge. Local amenities include the historic Holy Trinity Church, nearby schools such as St Mary's C of E Primary and the highly regarded Saffron Walden County High School, and proximity to the River Cam and Audley End House. Transport links are excellent: Audley End station (2.1 miles away) provides direct train services to London Liverpool Street in approximately 55 minutes and to Cambridge in just 15 minutes. By car, central Cambridge is about 30 minutes away via the A11, and London can be reached in around 75 minutes via the M11.

The Accommodation

The ground floor offers a sophisticated and practical layout, beginning with a welcoming porch and central entrance hall that leads to a cloakroom/WC. The heart of the home is an impressive, triple-aspect sitting room which features a striking vaulted ceiling, a central fireplace with a timber mantle and log burner, and French doors that provide a seamless connection to the garden. Across the hall, the open-plan kitchen and dining area is beautifully finished with navy shaker-style cabinetry, white work surfaces, and a social breakfast bar. This space flows into a well-equipped utility room, providing essential laundry facilities and side access, which in turn leads to a quiet, rear-facing study. This versatile workspace is ideally positioned for privacy and offers the added convenience of internal access to the garage.





The first floor continues the theme of stylish, modern living, comprising three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom suite is a standout feature, complete with a range of bespoke fitted wardrobes in a sophisticated sage green and its own luxury en-suite shower room. Two further bedrooms provide versatile accommodation; the second bedroom is a comfortable double currently finished in a soft blush tone, while the third bedroom—presently utilised as a charming nursery—showcases an eye-catching feature wall and a pleasant outlook over the surrounding area. Serving these rooms is a beautifully appointed family bathroom.

Outside

The exterior is designed for modern convenience, offering ample off-street parking for three cars on a private driveway that includes a dedicated EV charging point. This leads to an integral garage which features double doors to the front and a convenient internal pedestrian door connecting directly to the study. For additional utility, there is a separate, externally accessed store/boiler room located to the side of the property. To the rear, the garden offers a secluded and low-maintenance retreat, primarily laid to lawn and enclosed by classic red-brick walling and timber fencing for maximum privacy. A South West facing paved patio area sits immediately adjacent to the sitting room's French doors, creating an effortless transition for al-fresco dining amidst mature trees and well-stocked borders.



Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

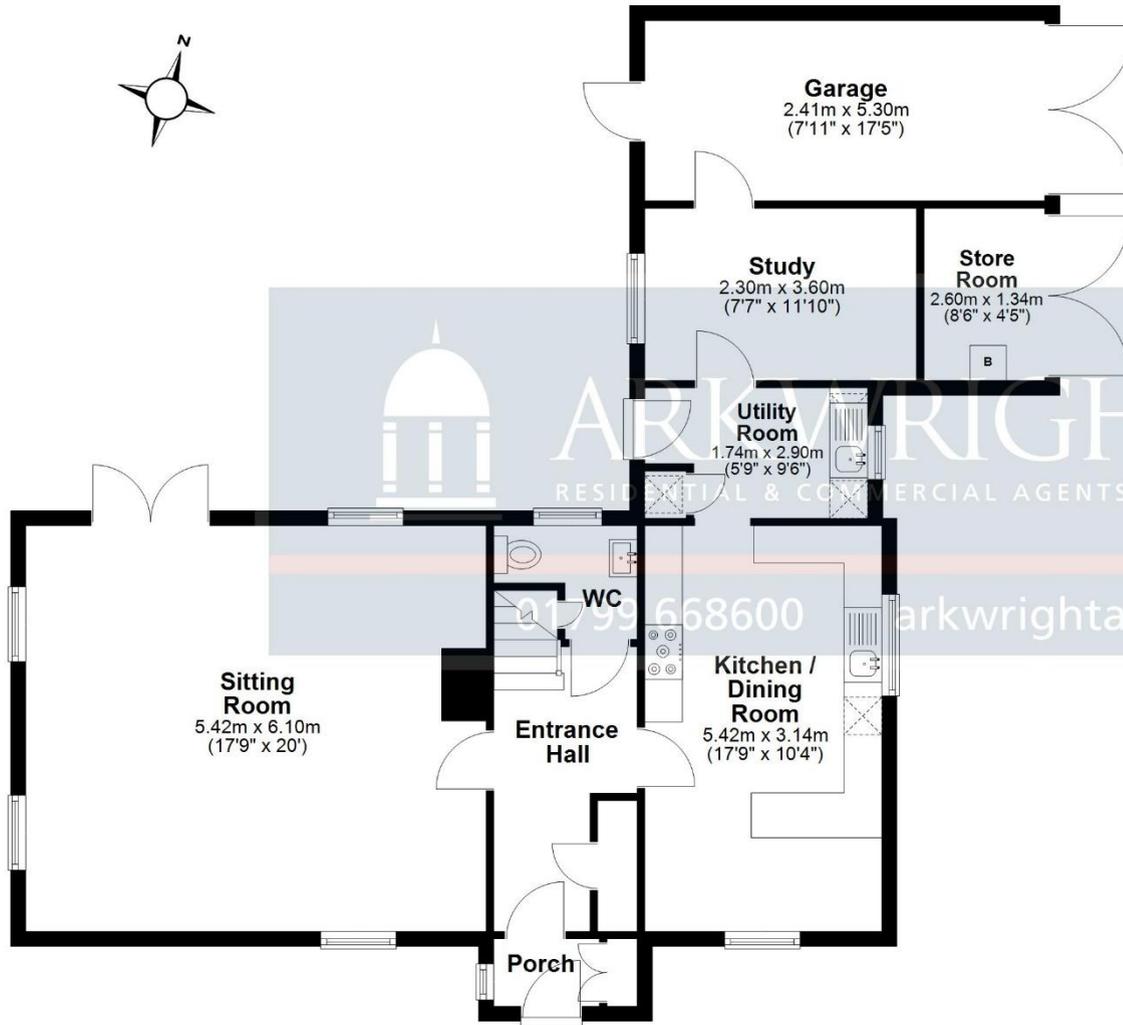
Council Tax– E



Ground Floor

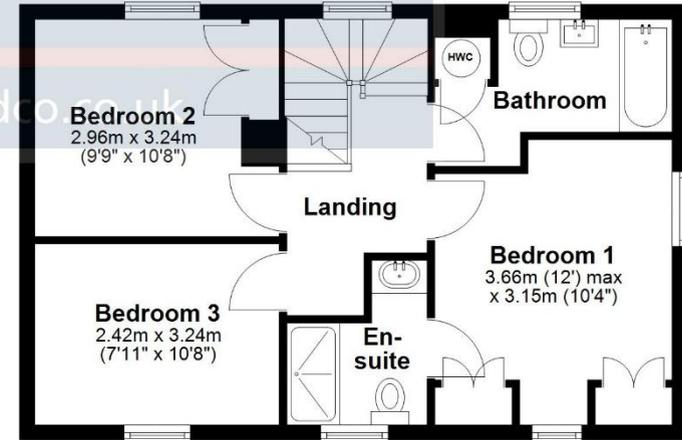
Main area: approx. 77.3 sq. metres (831.8 sq. feet)

Plus garages, approx. 12.8 sq. metres (137.3 sq. feet)
Plus store room, approx. 3.5 sq. metres (37.5 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Main area: Approx. 123.6 sq. metres (1330.0 sq. feet)

Plus garages, approx. 12.8 sq. metres (137.3 sq. feet)
Plus store room, approx. 3.5 sq. metres (37.5 sq. feet)

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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