

Butimba, Langley Upper Green, Saffron Walden, CB11 4RU

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Butimba

Langley Upper Green | Saffron Walden | CB11 4RU

Guide Price: £695,000

- Substantial and versatile five-bedroom detached family home
- Generous living accommodation with multiple reception rooms
- Ground-floor double bedroom with separate access and shower room
- Well-appointed kitchen, separate dining room, utility and boot room
- Large enclosed rear garden with attractive views across open countryside
- Generous gravelled driveway providing ample off-road parking







The Property

Built in the 1960's of Mark II Truststeel construction with a brick outer skin, Butimba is a four-bedroom semi-detached residence, thoughtfully extended and renovated to provide approximately 1,509 sq ft of stylish and versatile accommodation, complemented by generous off-road parking and a delightful rear garden, all within easy reach of Saffron Walden's historic town centre and excellent schooling.

The Setting

Langley Upper Green is an elevated hamlet with a variety of houses around a cricket green. The village is surrounded by open countryside and has a popular village pub and is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, the Fox and Hounds Public House and a primary school. The market town of Saffron Walden is within 9 miles and Bishops Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junction 8 and 9 of the M11 and A10. Train services to London Liverpool Street run from Audley End and Bishops Stortford stations. Stansted Airport and Stansted Express Train Station is approximately 15 miles away with fast trains to Tottenham Hale. School buses service Clavering Primary school and Joyce Frankland Academy, Newport and Saffron Walden County High School.

The Accommodation

Ocupying a generous plot and set well back from the road, Butimba is a substantial and versatile five-bedroom family home, enjoying extensive gardens and attractive views across the surrounding countryside. With its generous proportions, flexible







accommodation and peaceful setting, the property offers an appealing combination of comfortable family living and the opportunity for multi-generational accommodation.
Approached across a broad gravelled driveway providing ample parking, the house has been thoughtfully adapted and extended over time to create a home particularly well suited to modern family life, with a variety of reception spaces, practical utility areas and a ground-floor bedroom with independent access.

An entrance porch leads into the house, where a welcoming hallway provides access to the principal accommodation. To the front, a generously proportioned reception room, currently used as a home office, offers excellent flexibility and could equally serve as a playroom or additional sitting room. The kitchen and adjoining sitting room form the natural heart of the home. The kitchen is fitted with an extensive range of cabinetry, light granite work surfaces and integrated appliances, complemented by travertine flooring and windows overlooking the rear garden. The adjoining sitting room enjoys a dual aspect, with French doors opening onto the terrace and a Clearview wood-burning stove providing an attractive focal point.

A separate dining room offers further space for family meals and entertaining, with direct access to the garden. The practical side of family life is equally well catered for, with a useful utility room featuring a traditional butler sink and a generous adjoining boot room, complete with additional storage and external access.
Of particular note is the ground-floor double bedroom, which benefits from its own external entrance and access to a separate shower room. This adaptable arrangement lends itself particularly well to multi-generational living, guest accommodation or independent space for older children, while also offering potential as a substantial home office or studio.

On the first floor, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while three further bedrooms

Outside
The gardens and setting are among Butimba's most attractive features. Set comfortably back from the road, the property is approached via a substantial gravelled driveway, providing generous off-road parking and a pleasing sense of arrival.

To the rear, the large enclosed garden offers ample space for outdoor entertaining, family activities and gardening. A patio adjoining the house provides an inviting setting for summer dining, with direct access from the principal living areas.

Beyond the garden, open countryside creates a wonderful rural backdrop, lending the property a particularly appealing sense of space and tranquillity.

Combining substantial family accommodation, a flexible ground-floor bedroom arrangement and generous gardens overlooking open fields, Butimba offers an excellent opportunity to enjoy spacious country living in a home that can readily adapt to changing family needs.

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

Tenure – Freehold
Property Type – Detached
Property Construction – Mark II Truststeel construction with a brick outer skin, beneath a tiled gabled roof.

Local Authority – Uttlesford District Council
Council Tax– F
EPC Rating - C











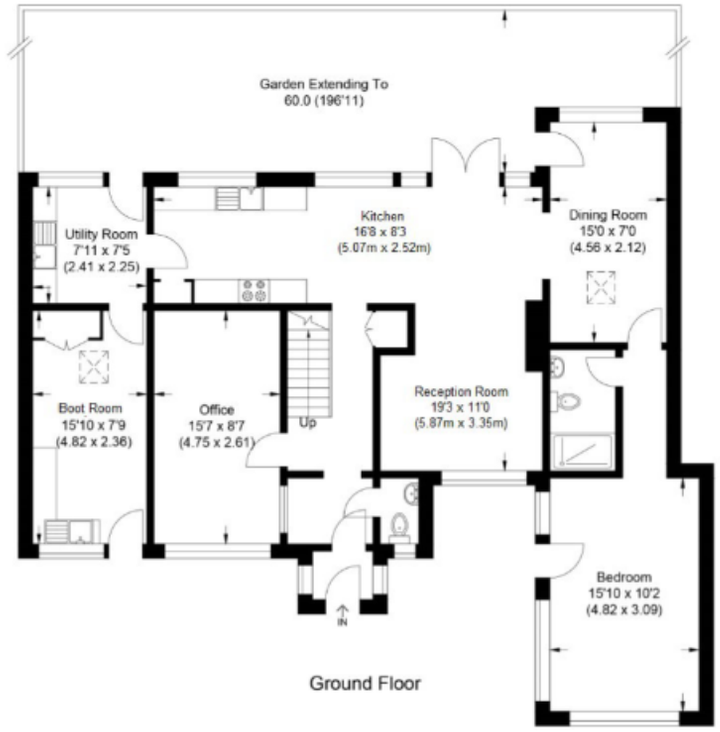








Approximate Gross Internal Area
156.17 sq m / 1681.0 sq ft



Ground Floor



First Floor

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

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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