



Brambles, Crawley End  
SG8 8QJ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Brambles

Crawley End | Chrishall | SG8 8QJ

Guide Price £825,000

- Idyllic four bedroom, two bathroom country home set within the peaceful hamlet of Crawley End, on the edge of sought-after Chrishall
- Beautifully balanced accommodation with light-filled reception spaces and natural flow
- Kitchen positioned as the heart of the home, ideal for both family living and entertaining
- Well-proportioned bedrooms enjoying attractive countryside outlooks
- Established gardens and driveway parking, offering privacy and practicality
- Offered with no upward chain
- Excellent connectivity to Saffron Walden, Cambridge and mainline stations to London

## The Property

Nestled in the charming hamlet of Crawley End, Brambles is a beautifully presented four-bedroom, two bathroom detached family home offering a perfect blend of character and modern living across approximately 1,773 sq. ft. The ground floor boasts a generous open-plan kitchen and dining suite alongside a triple-aspect sitting room, while the upper floor features a principal bedroom with en-suite. Set back behind a private gravel driveway, the property is further enhanced by an integrated garage and a stunning, mature rear garden that backs onto open countryside. Offered with no upward chain.

## The Setting

Chrishall is a quintessential North Essex village, quietly positioned amidst gently undulating countryside yet remarkably well connected. With its attractive mix of period cottages, individual country homes, and open farmland, the village offers a wonderfully unspoilt rural setting combined with a strong sense of community. At the heart of the village lies a well-regarded primary school, a historic parish church, and The Red Cow—a charming, thatched village pub and restaurant that serves as a vibrant social hub. Surrounding the village, a network of footpaths and bridleways radiates into open fields and rolling landscape, offering a picturesque setting of wide skies and hedgerows that change beautifully with the seasons, ideal for walking, cycling, and riding.

Despite its tranquil setting, Chrishall remains highly accessible for both leisure and commuting. The nearby market town of Saffron Walden provides an excellent range of independent shops, cafés, and a thriving cultural calendar, while mainline rail services from Royston and Audley End offer direct links to London King's Cross, Liverpool Street, and Cambridge. Ideally positioned approximately 15–20 miles from Cambridge, the village is a premier choice for those seeking an authentic country lifestyle without sacrificing proximity to the city's world-class employment, education, and amenities.





### The Accommodation

The ground floor of Brambles offers a masterfully designed living space that harmonizes contemporary style with functional family living. A welcoming entrance hall and dining room, currently utilised as a studio, features elegant wood-effect flooring and a striking wooden staircase, serves as the central hub of the home.

To one side, the triple-aspect sitting room provides a refined retreat, complete with a cozy wood-burning stove and French doors that open onto the terrace. The centerpiece of the home is undoubtedly the magnificent open-plan kitchen and dining suite, where vaulted ceilings with exposed timber beams and dramatic floor-to-ceiling gable windows create a sense of volume and light. This sophisticated space is equipped with a premium kitchen and integrated appliances, all supported by a generous separate utility room and a practical guest cloakroom. An integrated garage provides substantial additional space.

The first floor of comprises a well-appointed sleeping quarters, centered around a light-filled galleried landing. The principal suite is a sophisticated retreat which enjoys vaulted ceilings with Velux windows and dramatic triangular gable



glazing, further benefiting from an adjoining private dressing room. A truly versatile feature of the home is the second bedroom suite, a spacious double bedroom served by a contemporary en-suite shower room with floor-to-ceiling tiling and a stylish glass enclosure.

Two additional well-proportioned bedrooms, currently utilized as a home office and a guest room, offer flexible accommodation and peaceful views of the surrounding landscape. These rooms are served by a modern family bathroom finished to an exceptional standard, featuring a sleek white suite, integrated vanity storage, and a separate walk-in rainfall shower alongside a deep-fill bath.

## Outside

The exterior of Brambles is as impressive as its interior, occupying a generous plot that blends privacy with scenic rural vistas. The property is approached via a large, sweeping gravel driveway providing ample off-road parking and leading to the integrated garage. This front aspect is neatly framed by mature hedging and a manicured lawn, creating a discreet and attractive entrance from the road.

To the rear, the beautifully landscaped garden is a particular feature, meticulously maintained with a variety of established shrubs, vibrant flower beds, and a vegetable patch. A spacious paved terrace and a separate raised decking area provide ideal spaces for alfresco entertaining, all while overlooking the expansive open countryside that stretches out beyond the boundary.

## Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof and rendered finish

Local Authority – Uttlesford District Council

Council Tax– F

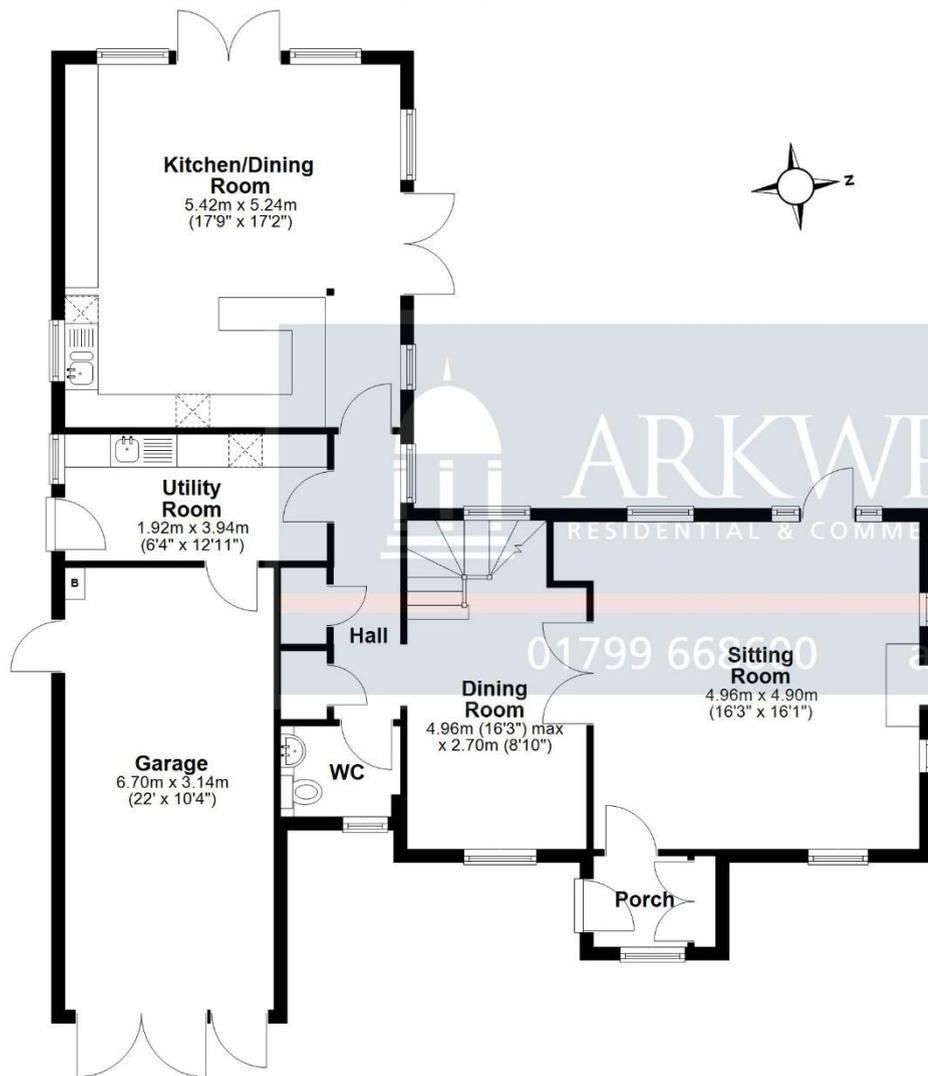






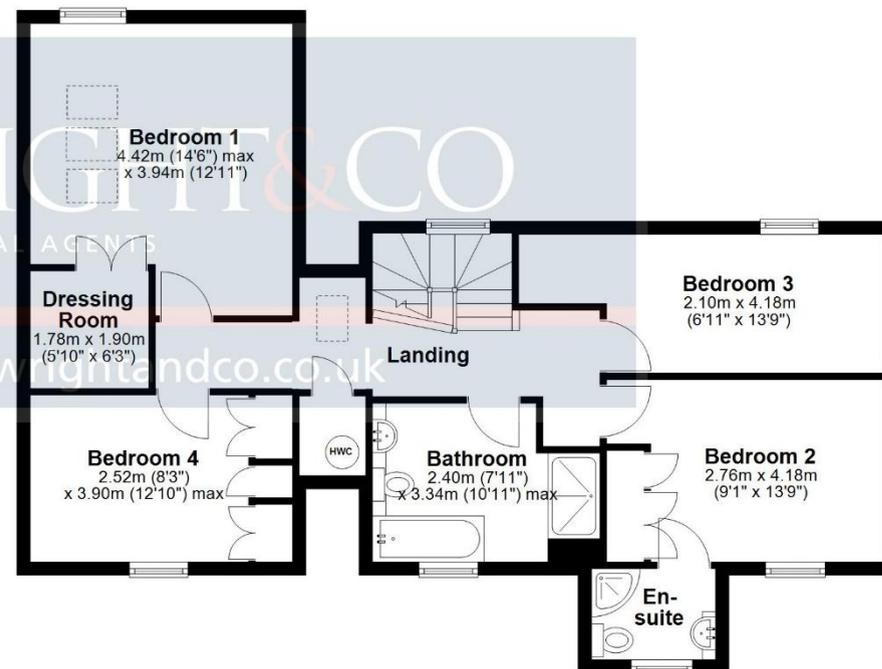
### Ground Floor

Main area: approx. 87.7 sq. metres (943.9 sq. feet)  
Plus garages, approx. 21.0 sq. metres (226.5 sq. feet)



### First Floor

Approx. 77.0 sq. metres (829.3 sq. feet)



Main area: Approx. 164.7 sq. metres (1773.2 sq. feet)

Plus garages, approx. 21.0 sq. metres (226.5 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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