



Langley Upper Green, CB11 4RU

CHEFFINS

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CB11 4RU

- Imposing gated access
- Handsome Grade II Listed farmhouse
- Idyllic village setting
- Well portioned accommodation
- Substantial workshop/garage with adjoining annexe/studio
- 1.42 acre plot, with an enchanting pond and stunning views

A handsome Grade II Listed farmhouse situated in an idyllic village location with stunning views over adjoining countryside. The property offers a wealth of period features and well proportioned accommodation, together with mature grounds extending to 1.42 acres.

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Guide Price £1,450,000





LOCATION

The village of Langley Upper Green is a small hamlet surrounded by open countryside. It 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 Junctions 8 and 9 of the M11 and A10. Audley End station is around 6 miles away with fast trains to London Liverpool Street (55 mins).

GROUND FLOOR**ENTRANCE HALL**

Entrance door, windows to the side aspect and doors to adjoining rooms.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, double butler sink, electric Smeg oven with a five ring gas hob and extractor hood over, space and plumbing for dishwasher and free standing fridge freezer. Windows to the side and front aspects. The dining area has an attractive redbrick inglenook fireplace with a large wood burning stove and doors to adjoining rooms.

UTILITY ROOM

Fitted with base and eye level units with worktop space over, ceramic butler sink, space and plumbing for washing machine and tumble dryer. Window to the side aspect and part-glazed door opening to the garden.

OFFICE

Window to the rear aspect.

SNUG

Window to the front aspect, attractive redbrick fireplace with wood burning stove and door to:

REAR HALLWAY

Doors to adjoining rooms and plant cupboard, staircase rising to the first floor with understair storage cupboard and window to the rear aspect.

SITTING ROOM

Windows to the front, side and rear aspects and glazed French doors opening to the garden. Redbrick fireplace with wood burning stove.

CLOAKROOM

Comprising pedestal wash basin, low level WC and obscure glazed window to the rear aspect.

OAK FRAMED SUN ROOM

Windows to the side and rear aspects and glazed French doors opening to the rear garden.

FIRST FLOOR**LANDING**

Velux window providing a good degree of natural light and window to the rear aspect. Doors to adjoining rooms.

MASTER BEDROOM

Window to the rear aspect and door to:

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure and heated towel rail. Velux window.

BEDROOM 2

Windows to the front and side aspects, fitted wardrobes and door to:

EN SUITE

Comprising pedestal wash basin, low level WC and shower enclosure.

FAMILY BATHROOM

Comprising pedestal wash basin, free-standing roll top bath, low level WC, shower enclosure, heated towel rail and window to the front aspect.

BEDROOM 3

Windows to the front and rear aspects.

BEDROOM 4

Window to the front aspect and fitted wardrobe.

OUTSIDE

The property is approached via a gravelled driveway which lead to a pair of electrically operated timber gates, in turn leading to the off-road parking for numerous vehicles and garage, workshop and annexe/studio.

Steps lead up to the formal front garden which is laid to lawn with mature trees and hedges bordering offering a good degree of seclusion. There is an idyllic pond with a viewing deck and more formal planting.

The rear garden is accessed via a five bar gate, predominantly laid to lawn with a number of trees and shrub beds, a pergola walkway and a large fruit/vegetable cage. Adjoining the rear of the property is a large sandstone terrace for al fresco entertaining and there are breath-taking views over the adjoining countryside to the rear.

GARAGE/WORKSHOP

Accessed via a pair of timber doors, fitted shelving, power and lighting connected. Door to store room and internal door to:

ANNEXE/STUDIO

Comprising hallway with door from the driveway, leading to a studio/reception space with French doors opening to the garden, study and cloakroom with WC and wash basin.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.







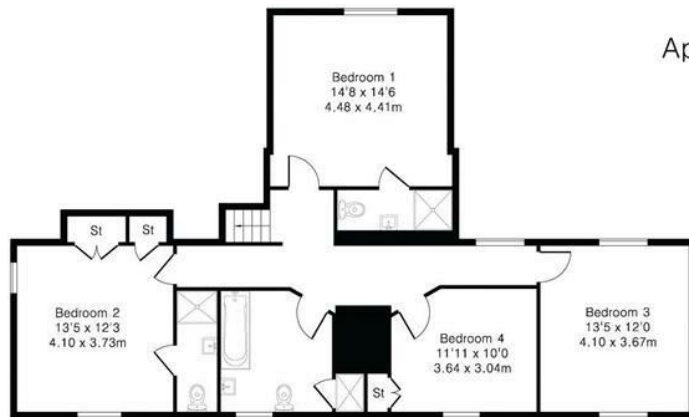




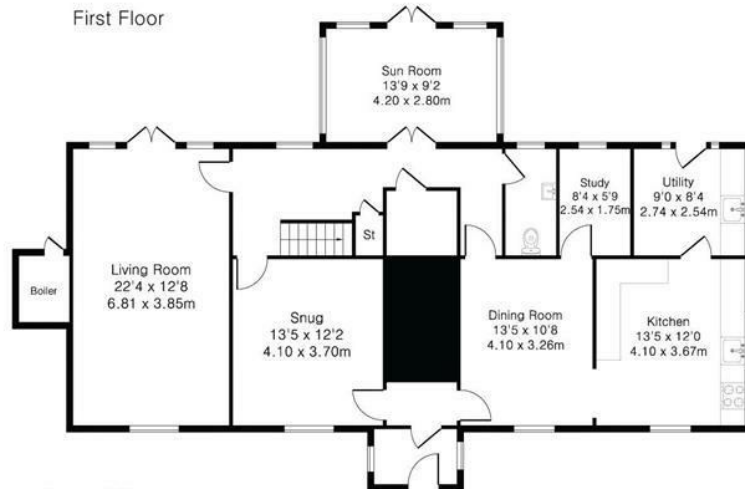


Guide Price £1,450,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford



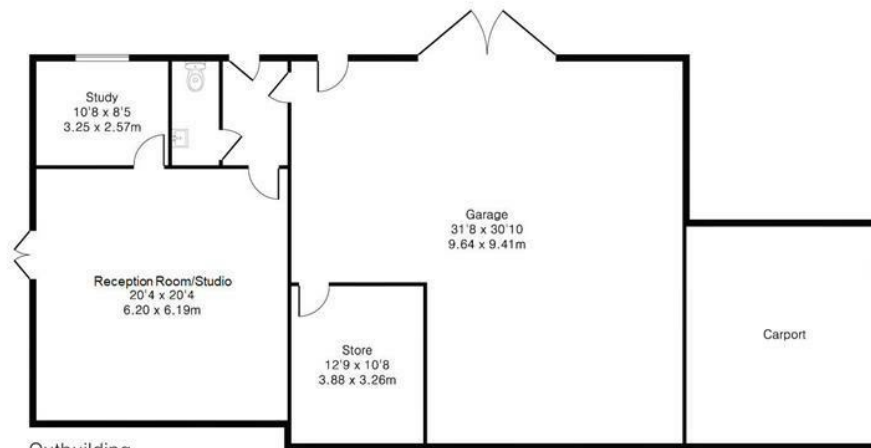


First Floor



Ground Floor

Approximate Gross Internal Area 3156 sq ft – 293 sq m
 Ground Floor Area 1402 sq ft – 130 sq m
 First Floor Area 1025 sq ft – 95 sq m
 Garage Area 834 sq ft – 77 sq m
 Outbuilding Area 729 sq ft – 68 sq m



Outbuilding



For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

