



PRESTIGE & VILLAGE

UK's finest properties

ROSE COTTAGE,, RICKLING GREEN, CB11 3YG



A rare opportunity to purchase this beautiful 4/5 bedroom Thatched Country Home with potential for further development (planning previously granted) located in the picturesque village of Rickling Green. This super detached residence stands on 1/3rd of an acre plot and offers generous accommodation that includes, a large lounge with a wealth of exposed beams and large inglenook fireplace, there is a study, ground floor cloakroom, large family room with doors to the garden, kitchen and utility room. On the first floor there are 4 good size bedrooms and two bathrooms, one of which was formerly a 5th double bedroom. The property has a sweeping gravel driveway and a double garage. Plans have previously been approved for a single detached dwelling to be built within the grounds.





- Thatched Country Home
- Detached
- 4/5 Bedrooms
- Two Bathrooms
- Double Garage
- 1/3rd Of An Acre
- No Onward Chain
- Planning Previously Approved







ENTRANCE HALL

Spacious Entrance Hall

CLOAKROOM

Ground Floor Cloakroom

LOUNGE

18'6 x 13'2 (5.64m x 4.01m)

FAMILY ROOM

18'3 x 15'2 (5.56m x 4.62m)

KITCHEN

20'10 x 11'5 (6.35m x 3.48m)

UTILITY ROOM

11'10 x 8' (3.61m x 2.44m)

STUDY

17'1 x 10'10 (5.21m x 3.30m)

BEDROOM ONE

14'11 x 14'9 (4.55m x 4.50m)

BEDROOM TWO

12' x 11'3 (3.66m x 3.43m)

BEDROOM THREE

10'8 x 10'6 (3.25m x 3.20m)

BEDROOM FOUR

10'10 x 7'1 (3.30m x 2.16m)

BATHROOM

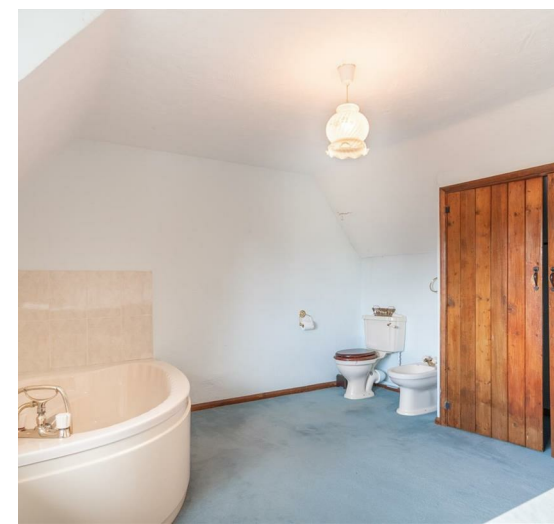
12'5 x 10'8 (3.78m x 3.25m)

SHOWER ROOM

9'2 x 8'2 (2.79m x 2.49m)

GARAGE

Double Garage





Rickling is a village and former civil parish, now in the parish of Quendon and Rickling, in the Uttlesford district of Essex, England. The village is situated approximately 6 miles (10 km) north from the town of Bishop's Stortford. Saffron Walden, at 5 miles (8 km), and the larger village of Newport, at 2 miles (3 km), lie to the north-east. The village is located just off the A1184, North of Stansted Mountfitchet. The property is approximately 15 Minutes by car

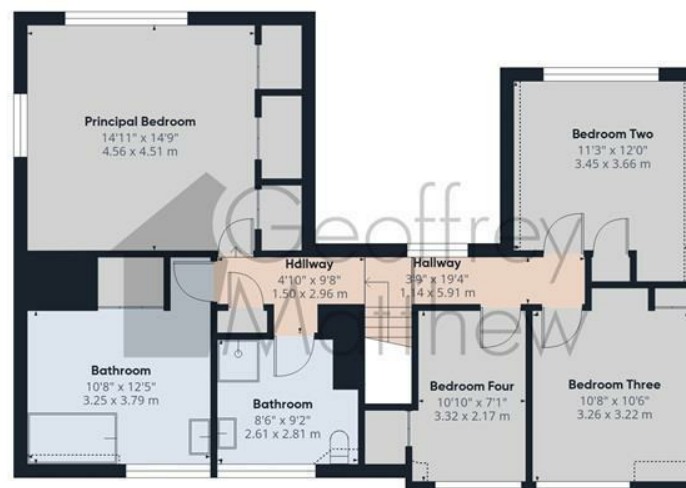


Uttlesford
Band G

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A B C D E F G			A B C D E F G		
101-125 81-100 61-80 41-60 21-40 1-20 0-20			101-125 81-100 61-80 41-60 21-40 1-20 0-20		
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC		
England & Wales			England & Wales		



Floor 0



Floor 1

Approximate total area⁽¹⁾

2120 ft²

197 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



PRESTIGE & VILLAGE

UK's finest properties

PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK