



Wendens Ambo, Rookery Lane, CB11 4JT

**CHEFFINS**

## Wendens Ambo

Rookery Lane,  
CB11 4JT

5 4 1

**Guide Price £1,450,000**

- Individual, high specification residence
- Approximately 3,000 sqft
- Versatile accommodation
- Idyllic, tucked away location
- Open outlook to the rear
- Ideally located for commuters

An exceptional, individually designed newly built home, nestled along a charming and scenic lane. The property offers spacious, well-balanced, and flexible accommodation, with potential for a ground floor bedroom suite, alongside stylish open-plan living spaces.





## LOCATION

Wendens Ambo is a charming small village with a Church, a popular Public House and many recreational facilities. The market town of Saffron Walden, voted the best place to live in the UK by the Sunday Times, is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street, Cambridge and Stansted airport, is on the edge of the village and the M11 access point (Junction 9 Stump Cross - south only) is 4 miles to the north.

## SPECIFICATION

Bulse House is a beautifully crafted, high-specification home offering an array of impressive features. Thoughtfully designed and built for the current owner—who is now relocating—this exceptional property showcases quality workmanship by a highly regarded firm.

Key features include:

- Energy-efficient air source heat pump
- Velfrac triple glazing throughout (except bedrooms)
- Underfloor heating across the entire property
- Elegant oak flooring, complemented by porcelain tiling in the kitchen and bathroom
- Oak internal doors throughout
- Large open-plan living space
- Vernacular-style pargetting external wall rendering
- Inglenook-style fireplaces
- Broadband speed 900 Mps

## GROUND FLOOR

### RECEPTION HALL

Entrance door with full height windows to either side, a stunning open-tread oak, glass and steel staircase rising to the first floor with hidden lighting and oak doors to adjoining rooms. Door to:

### COAT ROOM

For coats/shoes room and storage.

### CLOAKROOM

Comprising WC with hidden cistern and vanity wash basin.

### KITCHEN/DINING/LIVING SPACE

A magnificent, spacious, contemporary living space, flooded with natural light via a number of windows and 4.6m large glazed sliding doors which also enjoy views over the garden and grassland beyond. An inglenook-style fireplace with exposed brickwork, solid oak bressumer and freestanding woodburning stove on a solid slate hearth provides a focal point for the room. The kitchen is fitted with an extensive range of base and eye level units with stone worktop over, five ring gas hob, ovens, grill and microwave, American style fridge freezer, sink unit, integrated dishwasher and views over the garden.

### UTILITY SPACE

The kitchen flows through to the utility space, fitted with matching units and stone worktop, further sink unit, free standing washing machine, integrated fridge freezer and window overlooking the rear driveway. Door to:

## REAR HALLWAY

A rear door with an adjoining full height window gives access to the kitchen from the rear of the property and driveway. Adjoining the rear hall is the plant room which hosts the heating control system including hot water cylinder and provides additional storage.

## DRAWING ROOM/BEDROOM 5

A dual aspect room with window to the front and three full height windows to the side aspect providing the room with ample natural light. Also features an inglenook-style fireplace with exposed brickwork and slate hearth.

## STUDY

Window to the rear aspect. The room offers scope for conversion to an en-suite with plumbing already in place behind the plastered walls.

## FIRST FLOOR

### LANDING

Window to the front aspect and doors to adjoining rooms.

### BEDROOM 1

A triple aspect room enjoying a good degree of natural light and views. Built-in wardrobe and door to:

### EN SUITE

Comprising walk-in shower enclosure, WC with hidden cistern, panelled bath, vanity wash basin and skylight.

### BEDROOM 2

A dual aspect room with windows overlooking the garden and surroundings. Built-in wardrobe and door to:

### EN SUITE

Comprising walk-in shower enclosure, WC with hidden cistern, panelled bath, vanity wash basin and skylight.

### BEDROOM 3

A dual aspect room enjoying a good degree of natural light. Built-in wardrobe and door to:

### EN SUITE

Comprising walk-in shower enclosure, vanity wash basin, WC with hidden cistern and skylight.

### BEDROOM 4

Window to the rear aspect. Built-in wardrobe and door to:

### EN SUITE

Comprising walk-in shower enclosure, vanity wash basin, WC with hidden cistern and skylight.

## OUTSIDE

The property is set in a picturesque lane within the village. Access is via a gravelled driveway which provides extensive off-street parking with an EV charging point. Adjoining the front door is a medium-sized paved terrace. Adjoining the large sliding doors from the living room at the side of the property is a large paved terrace with an adjoining lawn.

## GARDEN

A beech hedge at the front and one side of the property provides natural privacy from the lane and neighbours. The garden benefits from a water fountain at the drive entrance and is mostly grass and flower bulbs. At the side of the property where the large sliding doors are, the garden enjoys views over the neighbouring grassland. It also extends eastwards with the possibility of having a vegetable garden and outbuildings. The garden has external lighting.

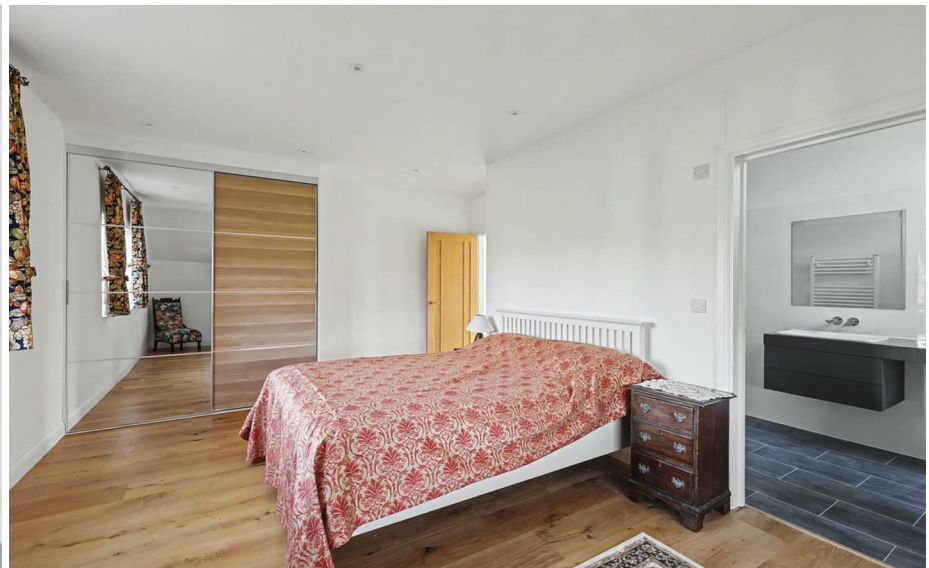
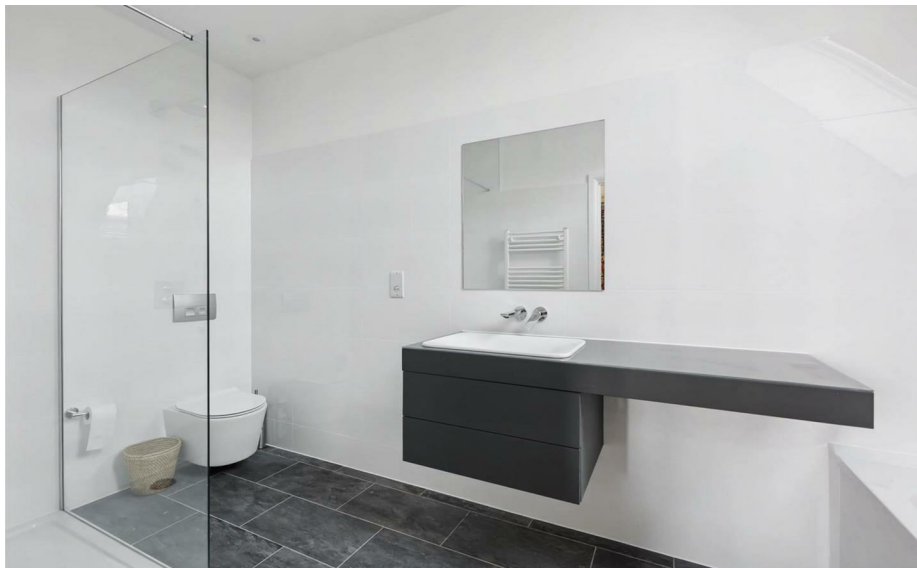
## PLANNING PERMISSION


There is planning permission of a detached double garage with footings already laid. This forms part of the original planning for the new dwelling and is, therefore, held in perpetuity. Full details can be found on the Uttlesford Planning website under reference UTT/22/0477/FUL.

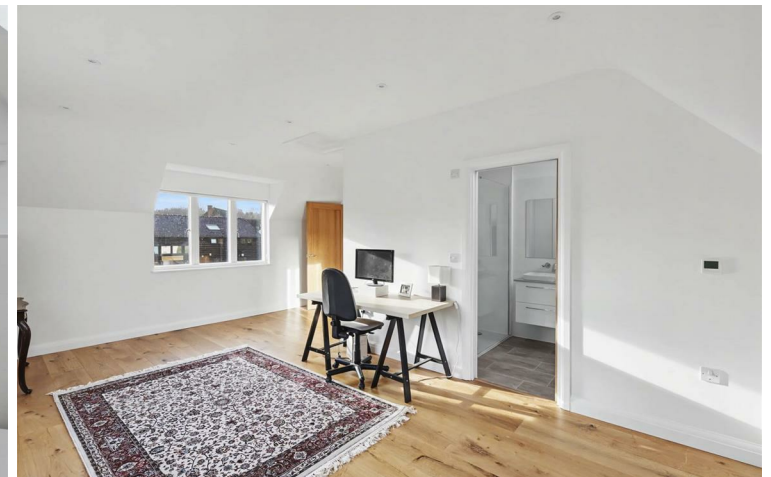
## VIEWINGS

By appointment through the Agents.





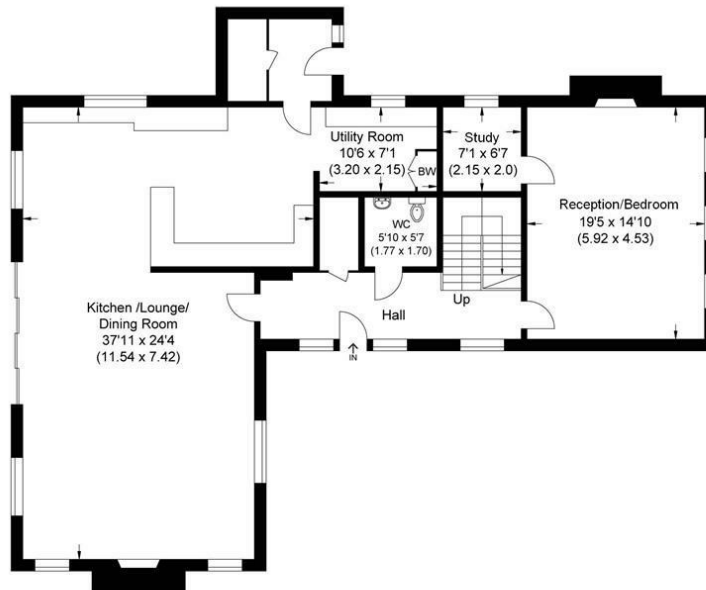
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



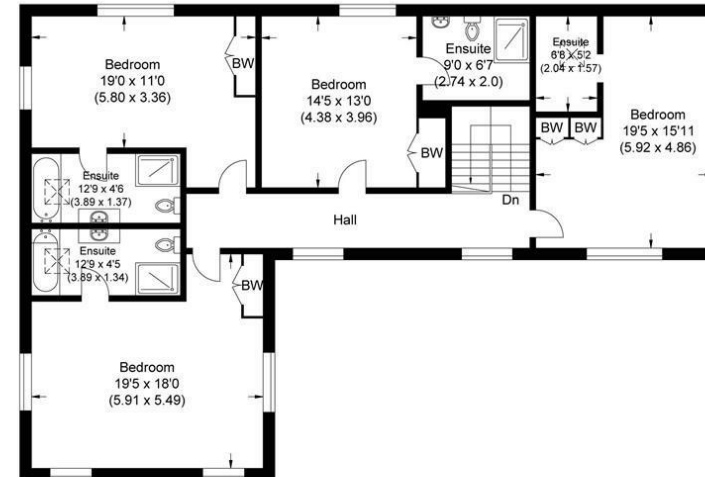
Guide Price £1,450,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Uttlesford



Approximate Gross Internal Area  
280.18 sq m / 3015.83 sq ft



Ground Floor



First Floor

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

[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](http://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.

