



Saffron Walden, CB11 3UG



 4
  3
  3

**Guide Price £775,000**

Wicken Bonhunt, Saffron Walden, CB11 3UG

- Detached four/five bedroom home
- 0.22 of an acre plot
- Sitting room with fireplace
- Kitchen/diner
- South facing garden
- Driveway and double garage

A spacious five-bedroom residence set in an elevated position within this sought-after village, enjoying woodland views to the rear. The home features bright, well-proportioned living spaces, along with a south-facing garden, driveway, and double garage.





## LOCATION

Wicken Bonhunt is an attractive village just to the south- west of Saffron Walden and is ideally placed to reach the railway link to London's Liverpool Street at Audley End or Newport stations. Access to the M11 motorway is at Bishops Stortford. There is a well regarded local primary school at nearby Clavering, where there is also a good Supermarket. Wicken Bonhunt has a public house, active Church and many village clubs and organisations. More comprehensive amenities are available at the fine old market town of Saffron walden. London's third international airport is at Stansted 12 miles away.

## GROUND FLOOR

### ENTRANCE PORCH

Entrance door and glazed window to the side aspect, loft access and a built-in coats cupboard. Doorway to:-

### ENTRANCE HALL

Staircase rising to the first floor and doors to adjoining rooms.

### LIVING ROOM

Window to the front aspect and feature fireplace.

### OFFICE

Window to the front aspect, built-in storage cupboard.

### BEDROOM

Window to the front aspect and fitted wardrobe.

### BEDROOM

Windows to the rear and side aspects.

### BATHROOM

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

### CLOAKROOM

Comprising ceramic wash basin and low level WC.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye

level units with worktop over, space for a range style cooker, sink unit, dishwasher, low level fridge, window to the rear together with glazed doors into the conservatory,

### UTILITY ROOM

Fitted with base and eye level units with worktop over, space and plumbing for a washing machine, tumble dryer and space for fridge freezer, gas fired Worcester boiler. glazed window and partially glazed door to the rear aspect.

### CONSERVATORY

Triple aspect with windows to all sides together with French doors to the side aspect.

### FIRST FLOOR

#### LANDING

Fitted storage cupboard and doors to adjoining rooms.

### BEDROOM

A dressing area with fitted wardrobe and opening into the room with windows to the front and rear aspects, eaves storage space, door to:-

### EN SUITE

Comprising pedestal wash basin, low level WC, corner shower unit, heated towel rail and obscure glazed window to the rear aspect.

### BEDROOM

Window to the front aspect, eaves storage space.

### EN SUITE

Comprising pedestal hand wash basin, low level WC, panel bath.

### OUTSIDE

An L-shaped gravel driveway provides off-street parking for several vehicles together with a double garage and gated access to the rear garden which includes a sandstone terrace area, perfect for al fresco entertaining with steps leading to the remainder of the garden which is predominately laid to lawn with established beds, an attractive pond and wonderful views over the open woodland to the rear.

### DOUBLE GARAGE

Fitted with two sets of timber doors, power and lighting connected with obscure glazed window and partially glazed door to the side aspect







**Approximate Gross Internal Area 2025 sq ft - 188 sq m  
(Excluding Garage)**

Ground Floor Area 1338 sq ft – 124 sq m  
 First Floor Area 687 sq ft – 64 sq m  
 Garage Area 350 sq ft – 32 sq m

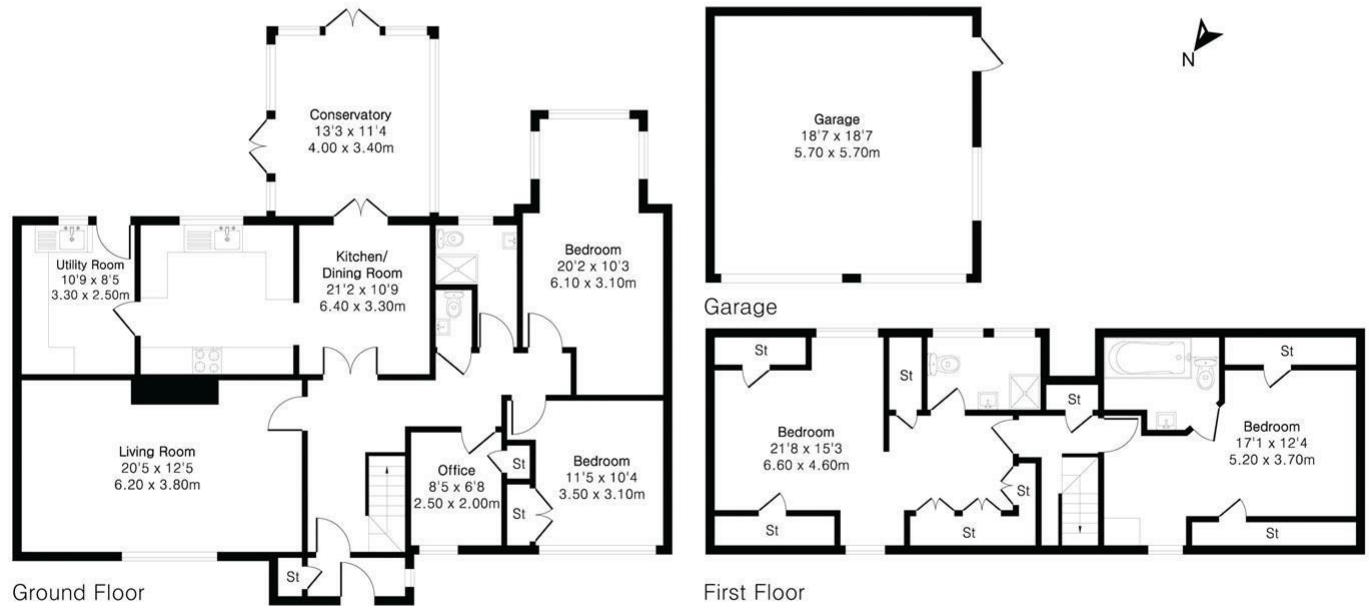
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	80
England & Wales	EU Directive 2002/91/EC	

Guide Price £775,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford



[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.