



11 Crawley End, Chrishall
SG8 8QL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

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Chrishall | SG8 8QL

Guide Price £475,000

- Practical entrance porch, central hallway, and a vast open plan ground floor footprint
- Modern open-plan Kitchen with cream cabinetry, integrated appliances, a central breakfast island and dining area
- Downstairs Wet room and WC
- Separate utility room
- Three versatile, well-proportioned bedrooms including a principal room with mirrored wardrobes
- A generous gravel driveway providing ample off-road parking alongside a neat lawn area
- An exceptional, elongated garden featuring a modern tiled sun terrace, a manicured lawn, and a large timber log cabin outbuilding

The Property

This beautifully presented semi-detached family home offers both spacious and versatile living spaces, featuring a cozy snug with log burner, a modern open-plan kitchen and dining room, and an extended vaulted sitting room with bi-fold doors opening onto a stunning, expansive rear garden. The upper level provides three well-proportioned bedrooms and a family bathroom, while the exterior is complete with a generous multi-car driveway to the front and a substantial timber log cabin outbuilding at the foot of the beautifully landscaped lawn.

The Setting

Nestled amidst the rolling countryside of the Essex/Hertfordshire border, the highly regarded village of Chrishall is renowned for its strong sense of community, picturesque surroundings and enviable rural setting. Despite its peaceful atmosphere, the village offers an excellent range of amenities including the popular Red Cow public house, village hall, the multi-purpose Brand Pavilion and Jigney's Meadow playing fields. Chrishall is particularly well suited to families, benefitting from a highly regarded Church of England Primary School and pre-school, while the acclaimed Joyce Franklin Academy in Newport and Saffron Walden County High School are both within easy reach.

For a wider range of shopping, cafés, restaurants and everyday amenities, the historic market towns of Saffron Walden and Royston are both less than eight miles away. The village is exceptionally well positioned for commuters, with outstanding road and rail connections. Mainline stations at Audley End (approximately 5.6 miles), Whittlesford Parkway (approximately 8.5 miles) and Royston (approximately 7 miles) provide regular, direct services into London Liverpool Street and London King's Cross, while also offering convenient connections to Cambridge and beyond. The nearby M11 motorway, just three miles away, provides swift access north to Cambridge (approximately 12 miles), south towards London, London Stansted Airport, and the wider motorway network, making Chrishall an ideal location for those seeking a balance of village life and excellent connectivity.





The Accommodation

The ground floor accommodation opens via a practical entrance porch and central hallway, which includes a convenient downstairs wet room and built-in storage. To the front sits a cozy, characterful snug ideal for quiet relaxation, while the main hall leads into a beautifully proportioned, open-plan kitchen and dining room that forms the vibrant heart of the home. The kitchen itself is superbly appointed with classic cream cabinetry, contrasting dark tiled splashbacks, a modern range of integrated appliances, and a prominent central island featuring a breakfast bar and sleek overhead extraction hood, seamlessly transitioning from elegant stone-effect flooring to warm wood finishes.

Flowing effortlessly from the dining area, the property opens into a magnificent, extended sitting room defined by its airy vaulted ceiling, three large Velux skylights, under floor heating and a feature wood-burning stove. This exceptional living space enjoys an abundance of natural light and boasts expansive timber bi-fold doors that open completely across the rear elevation, offering a seamless connection to the outdoor terrace and beautifully landscaped garden beyond. Completing the ground floor is a highly functional utility room positioned directly off the sitting room, providing excellent secondary workspace and external access to the side of the property, also a convenient side access through outward opening doors leads to a modern resin pathway.



The first-floor accommodation is accessed via a central landing which leads to three well-proportioned bedrooms and a family bathroom. Bedroom 1 serves as a generous principal double bedroom, benefiting from ample natural light and sleek, modern fitted wardrobes with sliding mirrored doors that optimize the space. Bedroom two, another comfortable double room situated overlooking the front aspect, retains a charming touch of character with an elegant, period feature fireplace. The third bedroom offers excellent versatility, currently utilized as a highly functional home office and study space. Serving all three bedrooms is a neatly presented family bathroom.

Additionally, a professionally boarded loft with mezzanine shelving offers vast storage space, completing this upper-level accommodation.

Outside

The property is approached via a generous gravel driveway providing ample off-road parking, bordered by an attractive woven fence, a manicured lawned area, and a vibrant red front door that creates an inviting first impression. To the rear, the house boasts an exceptional and expansive garden that begins with a beautifully styled, modern tiled sun terrace ideal for al fresco dining and outdoor entertaining. This pristine patio area features contemporary timber fencing painted in a stylish pastel tone, comfortable seating spaces under a canopy umbrella, and an architectural, large spherical shrub that injects striking structure into the landscape.

Beyond the terrace, a meticulously maintained, elongated lawn stretches away from the house, flanked by secure timber panel fencing and mature green borders. At the far end of the garden, a second paved patio area hosts a substantial, high-quality timber log cabin outbuilding, complete with double doors, multiple windows and has mains and water supply, making this structure an excellent opportunity for a home gymnasium, studio, or independent home office. Next to this is an additional all-weather dining area in the form of a covered sundowner. Nestled beside mature trees and a secondary raised decking area that overlooks the peaceful open fields beyond the rear boundary.

Services

Mains electric (Via an energy efficient heat pump) water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi detached

Property Construction – Standard Construction

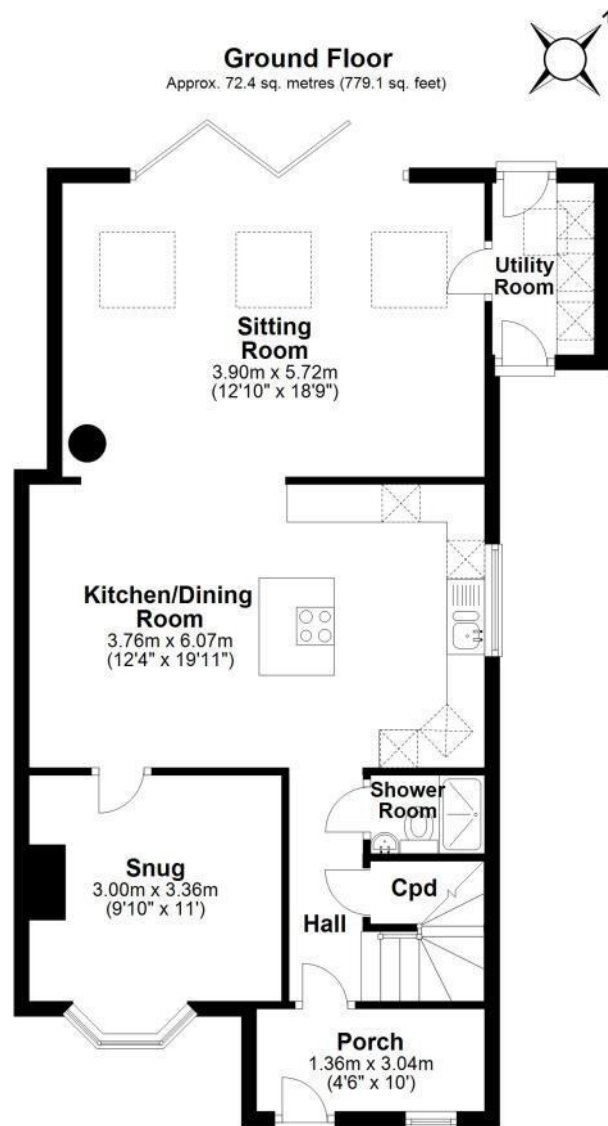
Local Authority – Uttlesford District Council

Council Tax– C









Total area: approx. 114.5 sq. metres (1232.3 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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