



Hill Cottage, Middle Street
CB11 4QL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Hill Cottage

Middle Street | Clavering | CB11 4QL

Guide Price £850,000

- Historic Grade II listed residence boasting a wealth of period features, including original exposed beams, inglenook fireplaces and traditional latch doors.
- Versatile accommodation where the main house offers four charming bedrooms and a generous L-shaped reception space
- Detached self-contained annexe providing an excellent opportunity for multi-generational living or guest accommodation
- Attractive grounds & outbuildings, set within beautifully landscaped gardens with a detached garden studio and a garage in a prime village location

The Property

A quintessential Grade II Listed period home situated in the heart of the highly regarded village of Clavering, blending charm with versatile modern living. The property offers four characterful bedrooms within the main residence, further complemented by a self-contained one-bedroom annexe and a detached garden studio. Set within beautifully landscaped grounds with a garage, this unique home provides a rare opportunity to acquire a historic property in a prime village location.

The Setting

Located in the historic heart of Clavering, Middle Street is a picturesque lane characterized by timber-framed and thatched cottages, situated just a stone's throw from the medieval Church of St Mary & St Clement and the scenic River Stort. Residents enjoy a wealth of immediate amenities, including a well-stocked village shop and post office, a primary school, and two renowned country pubs—The Fox & Hounds and The Cricketers—alongside extensive recreational facilities at Jubilee Field and the popular Clavering Lakes.

The area is exceptionally well-connected for commuters; the market towns of Saffron Walden and Bishop's Stortford are both roughly 6 to 8 miles away, while rail travel is easily accessible via Newport station (3.5 miles) and Audley End station (5 miles). These stations provide frequent direct services to London Liverpool Street in approximately 55–60 minutes and Cambridge in under 20 minutes, while the M11 and Stansted Airport are also within a convenient 15-to-20-minute drive.

The Accommodation

Step through the front door of this unique village home and into an entrance hall that immediately sets a charming and welcoming tone. Historic features like exposed beams and quarry tile flooring flow through many of the spaces, creating a character-filled home. The ground floor layout, perfectly suited for both modern living and entertaining, offers a range of beautifully presented rooms.





The heart of the home is undoubtedly the triple-aspect kitchen/breakfast room, complete with stylish sage green shaker-style units, dark granite worktops, and modern integrated appliances. There is ample space for a dining table which makes it a wonderful hub. A practical utility room with external access is conveniently located, and a guest cloakroom is easily accessible from the main hall.

From the hallway, you are led into a spectacular L-shaped reception area, separated into distinct yet connected dining and living spaces by original timbers. The formal dining room is perfect for large gatherings, featuring terracotta tiled floors and a bookshelf wall. It flows seamlessly into the generous sitting room, a light-filled space with a large bay window and a beautiful brick fireplace with an open fire, creating a cosy atmosphere for relaxation. These character-rich spaces, with their timber beams and whitewashed walls, are the true showpiece of the home.

The first floor is equally enchanting, where the property's historic pedigree is most evident through an abundance of exposed wall and ceiling timbers. A central landing leads to four well-proportioned bedrooms, including a principal suite that enjoys a dual aspect, flooding the room with natural light and offering elevated views over the surrounding



village eaves and gardens. Each room retains a sense of cottage intimacy, with vaulted ceilings and original latch doors, while the fourth bedroom currently serves as an ideal home office, demonstrating the home's versatility for the modern professional.

The bedrooms are served by a well-appointed four-piece family bathroom, featuring a clean, contemporary suite. Throughout the upper level, the clever use of space ensures ample storage, with built-in cupboards and wardrobes integrated seamlessly into the characterful layout.

Outside

Externally, Hill Cottage is set within beautifully manicured gardens, offering a quintessential English country garden feel with expansive lawns, vibrant flower beds, and mature specimen trees. A substantial detached garage sits to the front of the plot with additional storage space

Adding significant value and flexibility to the home is the self-contained annexe, a charming timber-clad building that mirrored the cottage's character. This secondary dwelling comprises a well-proportioned bedroom, a modern kitchenette, and a dedicated shower room, providing ideal accommodation for guests, multi-generational living, or potential short-term rental opportunities.

To the rear sits the versatile garden studio, a bright and tranquil space perfect for a home gym, creative workshop, or secondary office, allowing for a distinct separation between work and home life.

The outdoor spaces are thoughtfully designed with various seating areas and a paved terrace, creating an idyllic setting for alfresco dining and entertaining while enjoying the peaceful atmosphere of this sought-after village location.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Late C17 timber-framed and plastered building

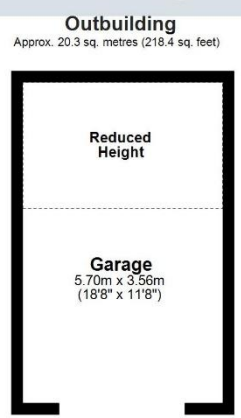
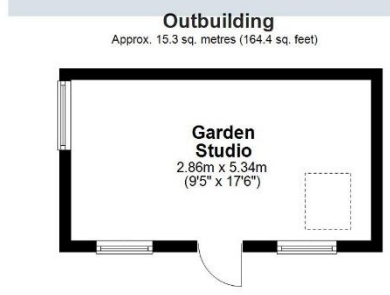
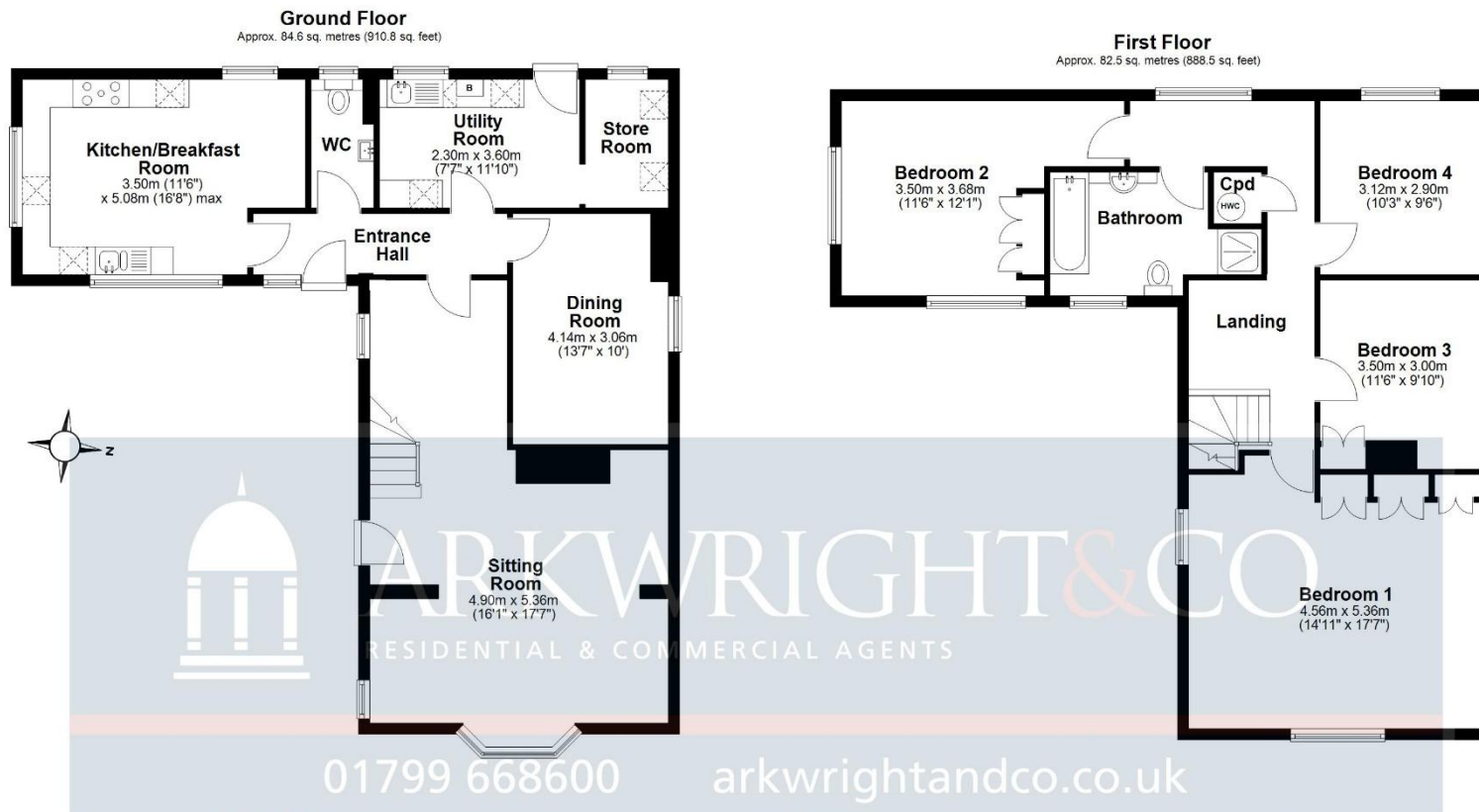
Local Authority – Uttlesford District Council

Council Tax– G









Total area: approx. 223.0 sq. metres (2400.5 sq. feet)

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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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