



Kents Farm, Littlebury
CB11 4TD



ARKWRIGHT & CO
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Kents Farm

High Street | Littlebury | CB11 4TD

Offers Over £1,000,000

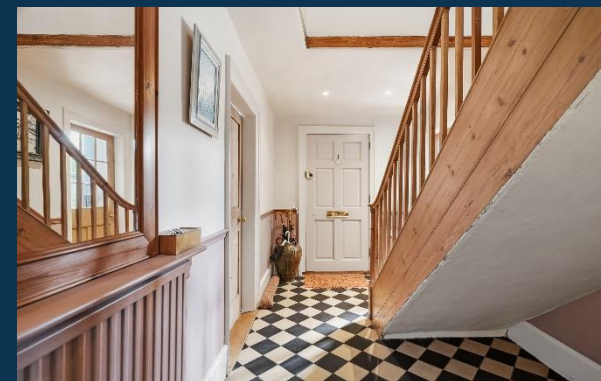
- Ground floor features a study, living room, music room, dining room, kitchen, utility room, and toilet.
- Four double bedrooms, with a full en-suite to the principal and dedicated walk-in wardrobe to bedroom two.
- Characterful bathroom serving the upper floor, complete with a paneled bath and separate walk-in shower.
- Traditional cream-rendered exterior with sash windows and a gravel driveway providing off-street parking.
- Rear garden offers broad stone terrace, greenhouse and mature lawn framed by flint and brick walls.
- Features a characterful, original brick bottle house and an additional shed providing useful external storage.

The Property

This character-filled period home pairs generous, versatile accommodation with charming outdoor grounds. The ground floor features a study, living room, music room, dining room, kitchen, utility, and cloakroom. Upstairs, serves four double bedrooms, including the principal bedroom with a full en-suite and bedroom two with a walk-in wardrobe. Outside, a gravel driveway leads to a stone terrace, mature lawn bordered by flint walls, and an original brick bottle house.

The Setting

Situated in the heart of the picturesque village of Littlebury, Kents Farm offers an enviable balance of quintessential English country living paired with exceptional modern connectivity. Characterised by beautiful period architecture, tranquil lanes, and close proximity to the River Cam, the village itself fosters a wonderful community atmosphere anchored by both The Holy Trinity Church and miles of scenic countryside walks straight from the doorstep. Just two miles to the south lies the historic market town of Saffron Walden, providing a rich array of amenities including independent boutiques and cultural highlights like Saffron Hall and the sprawling grounds of Audley End House. The area is exceptionally well-catered for in terms of education, falling within reach of the outstanding Saffron Walden County High School. For the commuter, connectivity is superb: Audley End Mainline Station is located just 2.5 miles away, offering direct rail services to London and Cambridge, while the nearby M11 provides rapid road access to Cambridge, Stansted Airport, and the broader motorway network.





The Accommodation

The ground floor boasts character and period features throughout, with the principal living room featuring an exposed brick inglenook fireplace. A separate dining room offers an inviting space for formal entertaining, complete with its own fireplace and wood burner. The stunning farmhouse kitchen is a real heart of the home, beautifully fitted with a vibrant blue AGA nestled within a brick hearth, a central island with a granite worktop, and exposed timber beams, all complemented by tiled flooring.

Further flexibility is found in the dedicated music room and a versatile study, which benefits from French doors leading directly out to the garden. Practical requirements are well-catered for with a boot room/utility area featuring attractive brick flooring, a butler's sink, and direct access to a downstairs toilet. The extensive ground floor configuration offers a perfect balance of open-plan living and quiet, separate spaces, ideal for modern family life within a period setting.

Ascending the pine staircase leads to four generous double bedrooms, each bursting with character details such as original exposed floorboards, classic cast-iron fireplaces, and exposed wall timbers. The principal bedroom enjoys a



luxurious en-suite bathroom fitted with twin washbasins, a double walk-in glass shower, a bath, and a comprehensive bank of built-in storage wardrobes. Bedroom two offers excellent proportions and includes the added luxury of its own dedicated walk-in wardrobe.

The remaining double bedrooms are served by a remarkably spacious family bathroom designed with character and practical comfort in mind. This bright and airy space is thoughtfully styled with decorative blue-and-white tiling, a panelled bath, a separate walk-in shower area, and an adjoining WC alcove. Together, the upper-level pairs historic period charm with a highly flexible layout, offering ideal accommodation for a growing family.

Outside

To the front, the property boasts timeless street presence, with classic sash windows, traditional soft cream rendering, and a welcoming entrance wrapped in climbing greenery. A gravelled side driveway runs alongside the house, providing private off-street parking and leading through to the rear grounds.

Stepping around to the back, the outdoor space opens onto a broad stone-paved terrace ideal for outdoor dining and entertaining. Adjacent to the main house stands an original brick-built bottle house/outbuilding, offering fantastic character along with practical external storage. Tucked near the terrace is a charming, paved courtyard nook framed by whitewashed brick walls and climbing trellis.

Beyond the patio, the garden extends into a generous, fully enclosed lawn bordered by mature trees, climbing foliage, and characterful flint and brick boundary walls. The grounds feature a timber octagonal greenhouse, a shaded seating area set beneath mature trees, and ample space for family outdoor activities.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick and Timber

Local Authority – Uttlesford district council

Council Tax– G





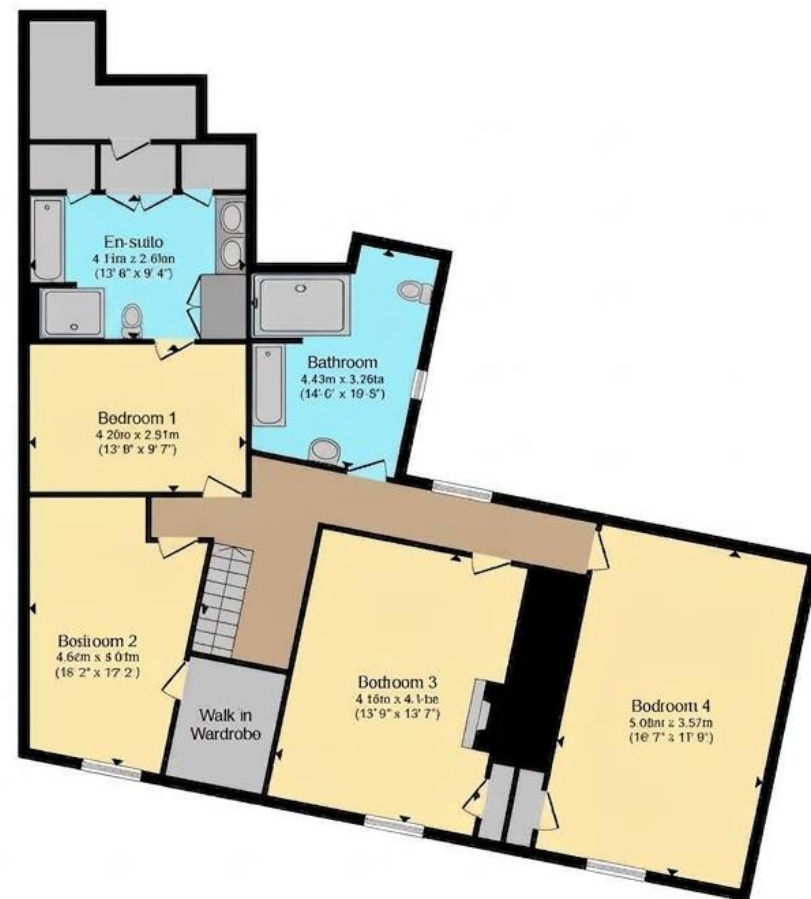
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Ground Floor



First Floor

Total floor area 277.5 sq.m. (2,987 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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