

Quicksie Hill, Arkesden, CB11 4HE

CHEFFINS

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CB11 4HE

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Guide Price £400,000



A semi-detached two double bedroomed property set in a highly sought after and pictureque village enjoying a generous mature plot with an overall length of approximately 220ft. The property offers huge scope for extension, subject to needs and relevant approval.

LOCATION

Five miles south-west of Saffron Walden and twenty miles south of Cambridge, Arkesden is considered one of the prettiest villages in the country. The village pub, the Axe & Compasses provides a quintessential country pub, it has been recently refurbished and serves some of the best food in the surrounding area. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street are about 3 miles and there are M11 access points at Junction 10 (northbound) and Junction 8 (southbound), both approximately 10 miles away.








GROUND FLOOR

ENTRANCE HALL
Obscure double glazed entrance door, staircase rising to the first floor with understairs storage cupboard and tiled flooring.

SITTING ROOM
Double glazed window to the front aspect overlooking the garden.

CLOAKROOM
Comprising WC with hidden cistern, corner wash basin, part wood panelled walls and obscure double glazed window.

KITCHEN/DINING ROOM
Fitted with a range of base and eye level units with worktop space over, ceramic hob, built-in double oven, integrated fridge, freezer and dishwasher. Opening with views through to the conservatory towards the garden and countryside beyond. Glazed door to:

CONSERVATORY
A number of full height double glazed windows and door providing views over the garden to the countryside beyond and access to the terrace, tiled flooring.

FIRST FLOOR

LANDING
Obscure double glazed window to the side aspect and access to the loft space.

BEDROOM 1
Double glazed window to the front aspect enjoying views over the garden, communal green and countryside beyond. Built-in airing cupboard and fitted wardrobe.

BEDROOM 2
Double glazed window to the rear aspect enjoying views over the garden and adjoining countryside. Built-in wardrobe.

SHOWER ROOM
Comprising shower enclosure, vanity wash basin with cupboards below, WC with hidden cistern, part-tiled walls, heated towel rail and obscure double glazed window.

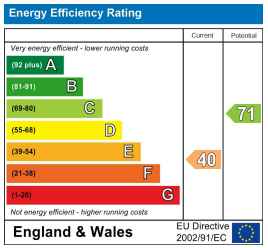
OUTSIDE
The property is set in a picturesque and sought after village, surrounded by open countryside. Directly in front of the property is a communal green which is maintained by the council. A particular feature of the property is the generous plot with an overall length of approximately 220ft. The front garden is mainly laid to lawn with hedges and well-stocked flower and shrub borders. There is gated side access to the rear garden and a useful utility outbuilding. Adjoining the rear of the property is a paved terrace, in turn leading to the garden which is mainly laid to lawn . A path leads to the rear of the garden where there are various sheds and outbuildings, together with hardstanding area providing ample off-street parking.

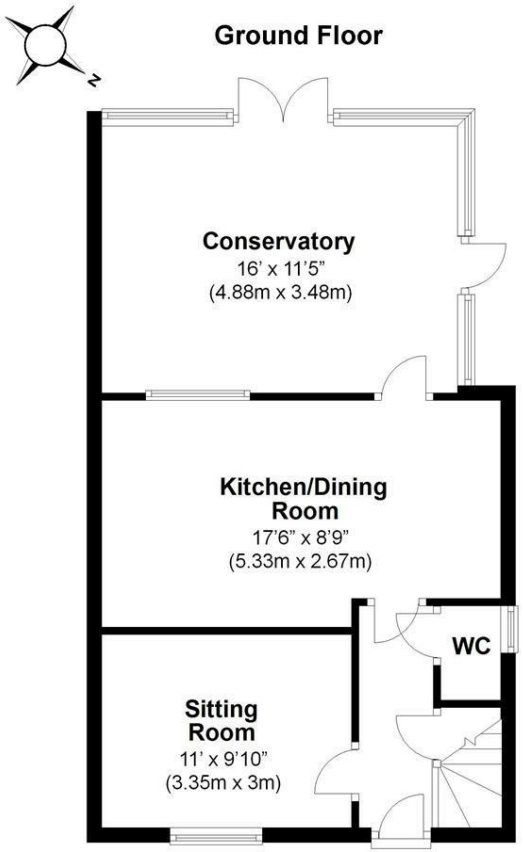
UTILITY OUTBUILDING
Fitted with a tiled worktop space with sink unit, wall unit, space for washing machine, tumble dryer and under-counter freezer. Tiled flooring and coat storage area.

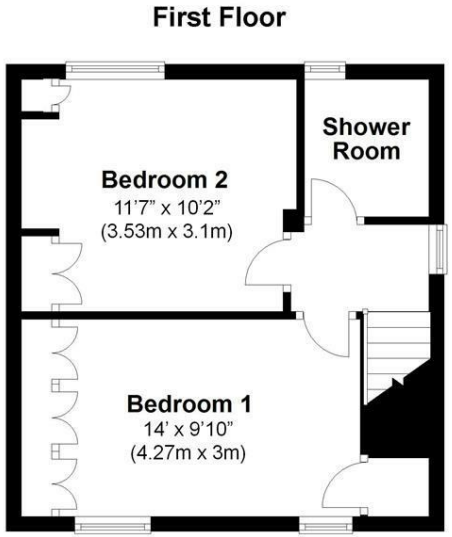
VIEWINGS
By appointment through the Agents.











Approx gross internal floor area 79 sqm (850 sqft)

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Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

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