



Blackberry Cottage, 10 Barlee Close
CB11 4SN



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Blackberry Cottage

10 Barlee Close | Clavering | CB11 4SN

Guide Price £535,000

- A well-proportioned three-bedroom, two-bathroom semi-detached home
- Deceptively spacious and further enhanced by a series of sophisticated internal upgrades
- Two reception rooms
- Superb, recently fitted shaker style kitchen
- Generous principal bedroom with ensuite
- Off road parking and rear garden
- Highly desirable village

The Property

A beautifully presented three-bedroom, two-bathroom semi-detached family home which has undergone further upgrades by the current owners in the popular village of Clavering. Benefiting from off road parking and rear garden.

The Setting

Located in the heart of the highly coveted North West Essex village of Clavering, Barlee Close is a quiet residential enclave perfectly positioned for modern family life. Residents enjoy immediate proximity to essential amenities, including the well-stocked Clavering Spar and the highly regarded Clavering Primary School, both within a comfortable short walk. The village is renowned for its quintessential English charm and vibrant social scene, anchored by two celebrated public houses: the Fox & Hounds and The Cricketers (famed as the childhood home of Jamie Oliver). For the commuter, the location is exceptional; Newport Station is just 3.6 miles away, while Audley End Station (approx. 5 miles) offers fast, direct rail links to London Liverpool Street (55–60 minutes) and Cambridge (approx. 20 minutes). The historic market town of Saffron Walden is roughly 7.5 miles to the northeast, and Stansted Airport is conveniently accessible within a 20-minute drive, making this an ideal base for those seeking a tranquil rural lifestyle without sacrificing superb regional connectivity.

The Accommodation

From the threshold, you are welcomed into a spacious and inviting entrance hall, where stairs rise elegantly to the first floor and a discreetly positioned cloakroom adds a touch of practical convenience. The heart of the home is the expansive, open-plan principal reception room; a versatile space that seamlessly blends sitting and dining areas. Bathed in natural light from rear-facing windows and a door leading to the garden, the room is finished with attractive timber flooring and centered around a charming fireplace with a fitted electric fire, ensuring a sophisticated yet cozy ambiance.





The kitchen has been thoughtfully designed, featuring a contemporary range of contrasting cabinetry complemented by warm wooden worktops and a sociable breakfast bar. High-specification integrated appliances include a Neff double oven, a 4-ring gas hob with extractor over, and a full suite of laundry and refrigeration essentials. Enhancing the ground floor footprint is a superb single-storey side extension. Crowned by an overhead skylight and featuring double doors that open directly to the outside, this light-filled sanctuary serves as an exquisite formal dining room.

The L-shaped landing, featuring a contemporary glass balustrade and elegant timber flooring, serves as a central hub providing access to three generously proportioned double bedrooms. The principal suite offers a tranquil retreat with views overlooking the rear garden and the benefit of a well-appointed en-suite shower room. The remaining bedrooms are equally impressive in scale, bathed in natural light through large windows fitted with bespoke shutters. Serving these rooms is a luxurious family bathroom.

Outside

The property occupies a prominent position, set back from the road behind a private driveway providing off-road parking for two vehicles. To the rear, the garden has been thoughtfully landscaped with a focus on ease of maintenance and sophisticated outdoor living. A generous paved patio extends from the rear of the house, offering an ideal setting



for al fresco dining and entertaining. This leads onto an artificial lawn bordered by established flowerbeds, providing a lush, verdant aesthetic throughout the seasons without the need for traditional upkeep.

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 – Semi Detached

Property Construction – Part timer, part brick built with cladding and rendered finish with a tiled roof

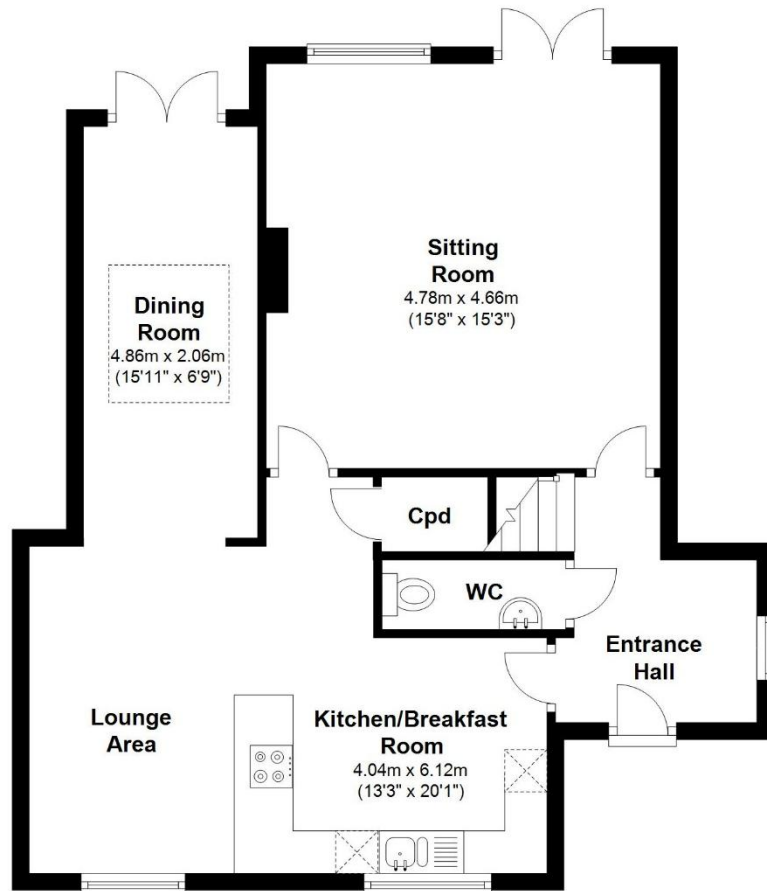
Local Authority – Uttlesford District Council

Council Tax– E



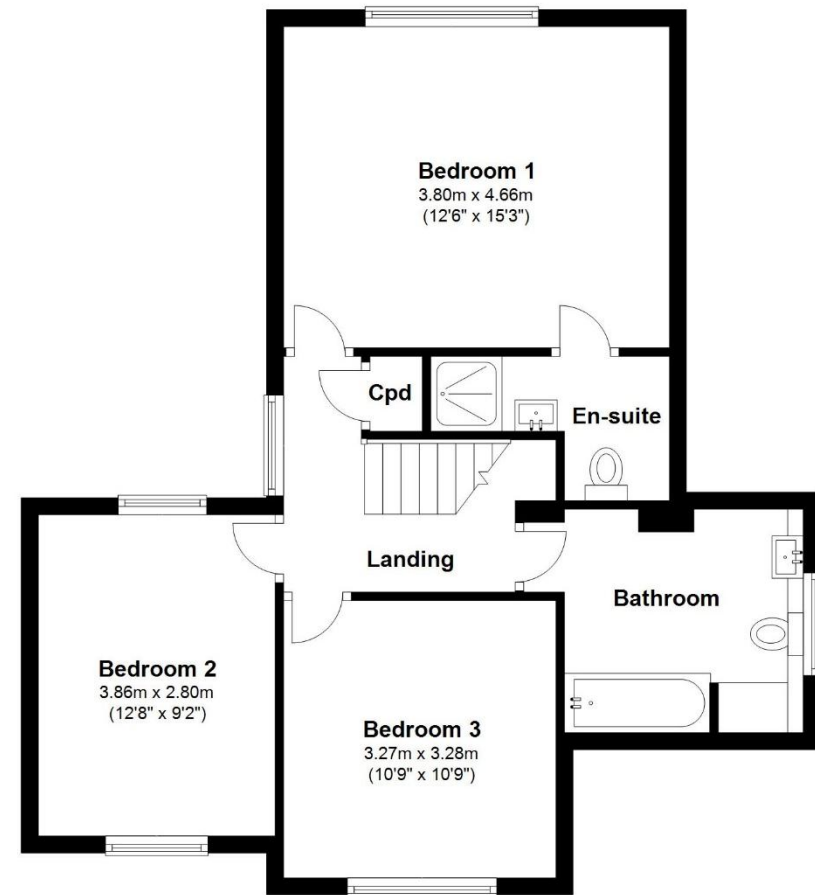
Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 125.1 sq. metres (1347.0 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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