



Pottrill
Holland

Property Agents

Casamia

High Street, Little Chesterford





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Casamia is an individual and beautifully presented family home, constructed in 2011 and subsequently extended by the current owners to create generous, highly versatile accommodation.

Arranged over three floors, with a detached garden studio, the property offers approximately 2,436 sq ft in total, including the studio but excluding the workshop/store, as shown on the floor plan, and combines attractive contemporary interiors with spaces designed for relaxed family life and entertaining.

The front door opens into a welcoming hall, from which the principal reception rooms are approached. The sitting room is a comfortable, more formal retreat, with a broad bay window, fireplace and fitted shelving. Across the hall, the snug offers an inviting everyday living space, flowing into a fitted bar area that gives the room a sociable character. A cloakroom and practical utility room complete this part of the house.

At the rear is the outstanding open-plan kitchen, dining and family room, formed as part of the owners' extension. This impressive space is the natural heart of the home, with rooflights, exposed timbers and wide glazed doors bringing in abundant daylight and connecting the interior to the garden.

The contemporary kitchen is arranged around a substantial island with breakfast seating, complemented by stone work surfaces and extensive storage. There is ample room for a large dining table and relaxed seating, while a sleek feature fireplace adds warmth and focus. A pantry and adjoining workshop/store provide particularly useful additional space.

On the first floor are three well-proportioned bedrooms and the fifth bedroom. Bedroom two is especially generous and benefits from its own en-suite shower room, while bedroom four also has en-suite facilities.





Bedroom three is a comfortable double, and a family bathroom serves the remaining rooms. Bedroom five is currently fitted and used as a walk-in wardrobe; its proportions make it equally suitable as a single bedroom, nursery, home study or dressing room.

The second floor is devoted to the principal bedroom suite. Fitted cupboards and eaves storage make excellent use of the space, and the suite is completed by a wet room together with a separate bathroom featuring a freestanding roll-top bath beneath a rooflight, an appealing and private retreat.

The plot spans approximately 0.14 acres and features decked and paved seating areas, lawn, a pergola, mature planting, and a raised play platform. A swim spa adds a relaxation option. An approximately 249 sq ft detached studio includes a wet room, making it suitable for home working, a gym, or creative activities. A block-paved driveway offers convenient off-road parking.

Spacious, stylish and thoughtfully planned, Casa Mia is a distinctive village home with an excellent balance of sociable reception space, private bedroom accommodation and useful ancillary areas—well suited to the changing needs of modern family life. Its welcoming interior and adaptable studio should appeal equally to growing families, those working from home and buyers seeking additional room for hobbies.

Agent's Notes

Tenure: Freehold | **EPC:** Band C

Local Authority: Uttlesford District Council.

Council Tax: Band G – £3,699.46pa

Services: Gas-fired central heating. Mains electricity, water and drainage are connected.

Broadband: Local data shows availability of superfast and gigabit broadband. Buyers should verify speeds with their provider.

Mobile Coverage: Good service from Three, Vodafone, and O2, though EE coverage is variable. Check reception at the property.



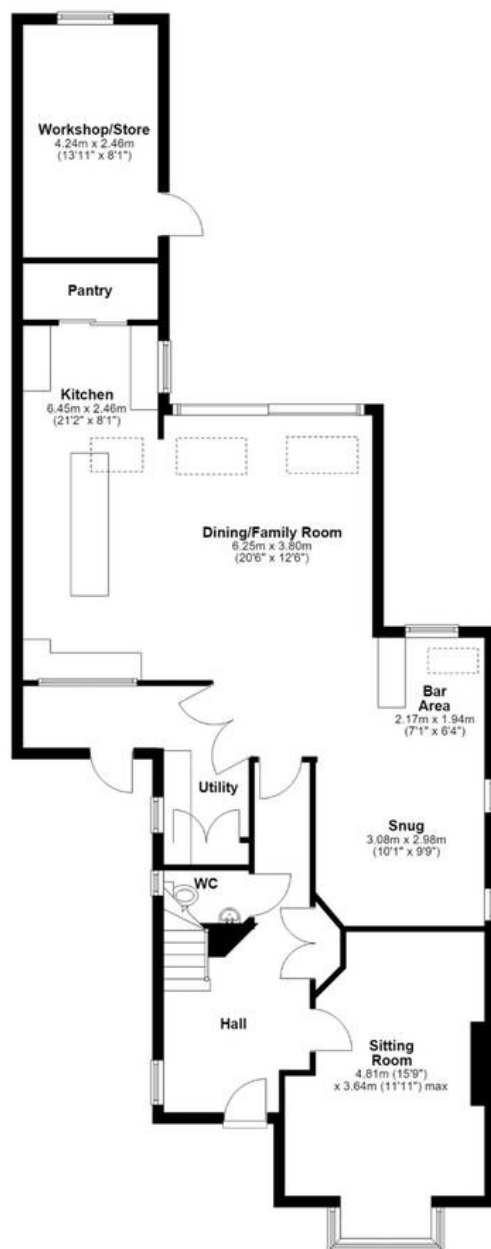




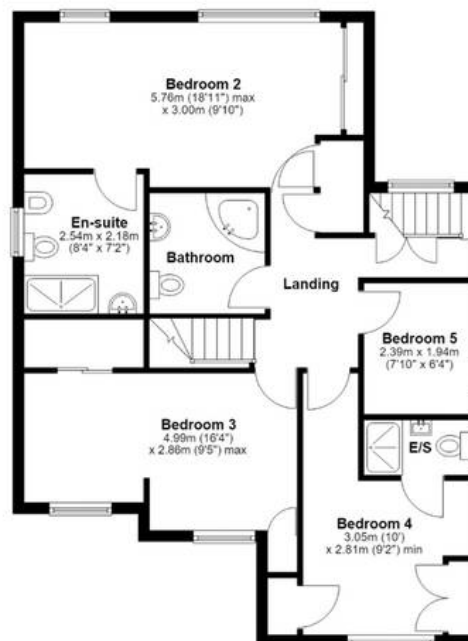




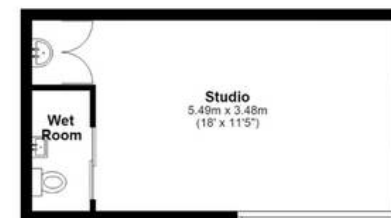
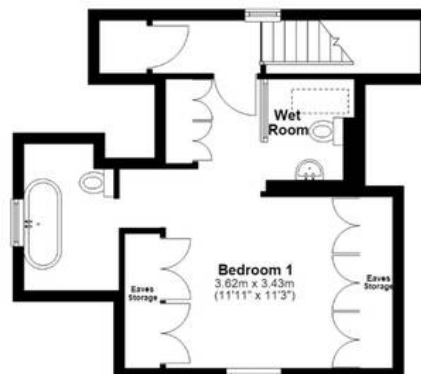
Ground Floor



First Floor



Second Floor



Gross internal floor areas
Ground Floor 95 sqm (1020 sqft) excluding Workshop/Store
First Floor 75 sqm (806 sqft)
Second Floor 33 sqm (361 sqft)
Studio 23 sqm (249 sqft)
1020Total 226 sqm (2436 sqft)





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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.