



Langley Upper Green, CB11 4RU

CHEFFINS

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- A stylish, detached residence
- Accommodation of approx. 2,500 sqft
- Bespoke, handmade kitchen
- Plot of approx. 0.72 acres
- Garage block & workshop
- Adjoining open countryside

This charming detached home sits on a mature 0.72-acre lot with open countryside views. The property offers spacious and stylish living, together with a large garage block and an adjoining workshop.

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Guide Price £1,200,000





LOCATION

The village of Langley Upper Green is a small hamlet surrounded by open countryside. It is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, The Fox and Hounds Public House and a Primary School. The market town of Saffron Walden is within 9 miles and Bishops Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11 and A10. Audley End station is around 6 miles away with fast trains to London Liverpool Street (55 mins).

GROUND FLOOR

RECEPTION HALL

A spacious and welcoming reception hall with glazed entrance door with oak framed porch over, staircase rising to the first floor and built-in cupboard.

STUDY/FAMILY ROOM

A versatile room with windows to two aspects providing a good degree of natural light.

SITTING ROOM

A spacious reception room with windows to two aspects and a pair of glazed door providing access to the terrace and garden. Open fireplace with decorative tiled slips, an ornate mantle and surround and slate hearth. To either side of the fireplace is fitted display shelving and cupboards.

DINING ROOM

Windows to two aspects, exposed timber flooring and built-in cupboard.

KITCHEN/BREAKFAST ROOM

The kitchen comprises an extensive range of handmade units with wood work surface and butler sink with boiling water tap, two oven Aga, full height integrated fridge, attractive terracotta tiled flooring and windows to two aspects providing views over the garden. A glazed door provides access to the covered area and terrace to the rear. A walk-in pantry fitted with base and eye level units with

worktop space, fitted shelving, window to the side aspect and further glazed door providing access to the garden.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer with worktop and shelf over.

CLOAKROOM

Comprising WC with hidden cistern, wash basin and window to the rear aspect.

CELLAR

A useful space, currently used for storage, with power and lighting connected.

FIRST FLOOR

LANDING

Windows to two aspects.

BEDROOM 1

A dual aspect room with a pleasant outlook. Opening to:

DRESSING ROOM

Fitted with a number of cupboards and drawers, window to the side aspect and door to:

EN SUITE

Comprising panelled bath, separate shower enclosure, low level WC, vanity wash basin and window to the rear aspect.

BEDROOM 2

Windows to the front and rear aspects with a pleasant outlook.

BEDROOM 3

Window to the front aspect and built-in cupboard.

BEDROOM 4

Window to the rear aspect and built-in wardrobe. Opening to:

SHOWER ROOM

Comprising shower enclosure and vanity wash basin.

BATHROOM

Comprising panelled bath, WC with hidden cistern, wash basin and window to the rear aspect.

OUTSIDE

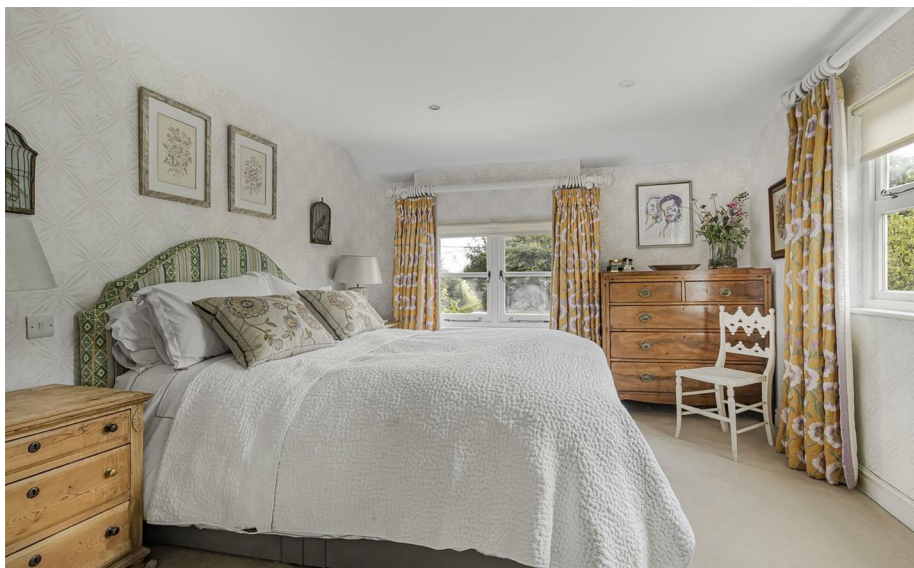
The property is set on a private, 0.72 acre plot. A gravelled drive leads past a pair of timber gates to a large garage block with an adjoining workshop. This outbuilding offers huge scope for conversion to a home office, studio, annexe, or gym (subject to approval).

Directly behind the house, a paved patio opens onto a large, private lawn with attractive mature trees and hedging, with a timber shed to the rear. The generous plot also has plenty of room to add a tennis court or a swimming pool and sits against a backdrop of stunning open countryside and woodland.

VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,200,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford





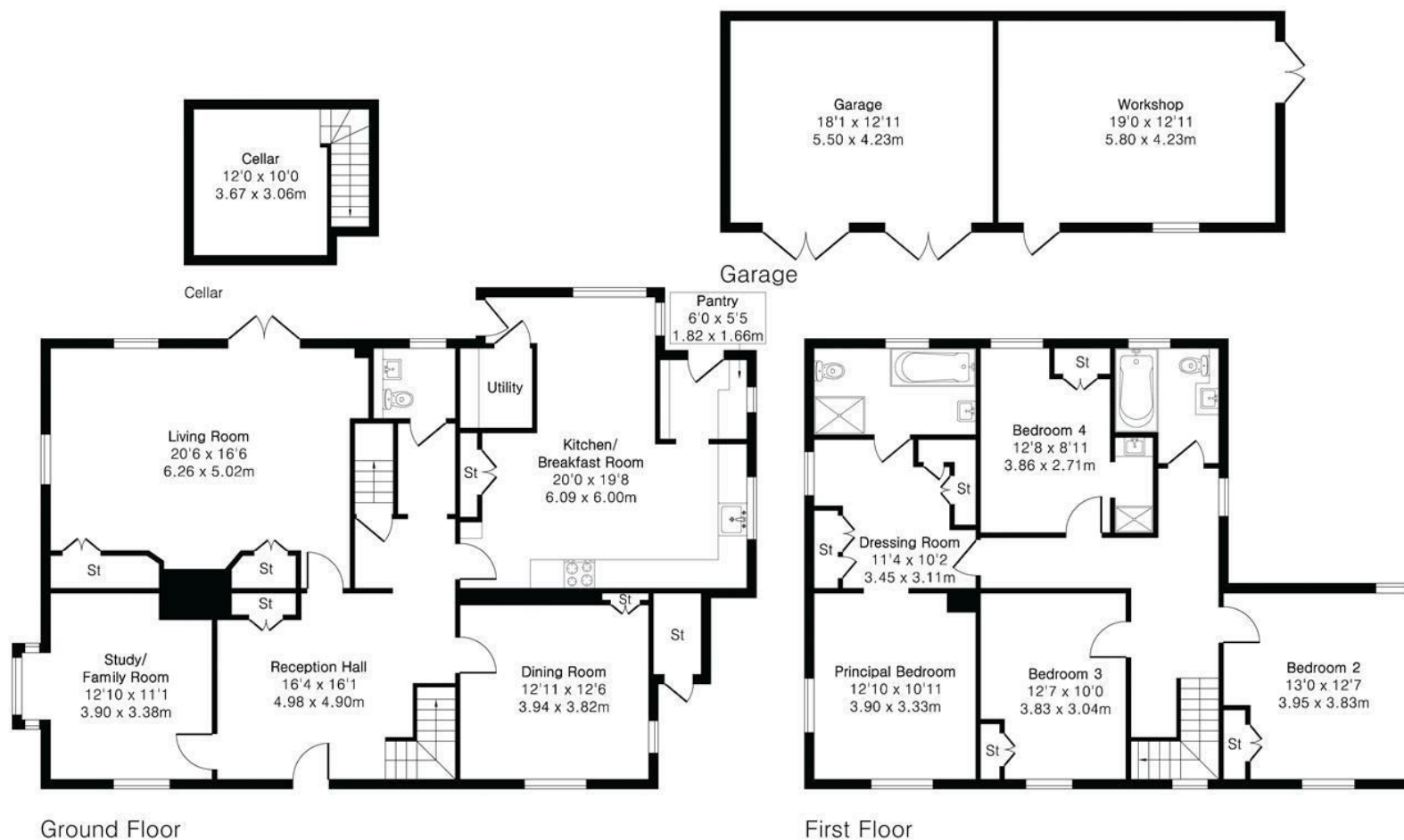
**Approximate Gross Internal Area 2497 sq ft - 232 sq m
(Excluding Garage)**

Cellar Area 115 sq ft – 11 sq m

Ground Floor Area 1391 sq ft – 129 sq m

First Floor Area 991 sq ft – 92 sq m

Garage Area 519 sq ft – 48 sq m





For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

