



Leander, The Druce
CB11 4QP



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Leander

The Druce | Clavering | CB11 4QP

Guide Price £325,000

- A charming one-bedroom newly thatched in 2025 cottage, in the heart of Clavering
- Well-proportioned sitting room and kitchen/diner
- First floor bathroom and separate dressing area
- Generous garden
- No upward chain

The Property

A picturesque, thatched property featuring a sprawling sitting room with a magnificent Inglenook fireplace, modern kitchen/dining room, vaulted bedroom and a private garden. Offered with no upward chain.

The Setting

Set in the heart of the highly regarded Essex village of Clavering, The Druce enjoys a picturesque rural setting with a strong sense of community, surrounded by rolling countryside and open farmland. The village offers a well-regarded primary school, village hall, historic church and popular public house, with further amenities available in nearby Saffron Walden (approximately 6 miles), including independent shops, cafés, restaurants and a weekly market. For more extensive facilities, Bishop's Stortford lies around 9 miles away, providing multiple supermarkets, leisure amenities and a mainline railway station with regular services to London Liverpool Street (from about 40 minutes). Cambridge is approximately 18 miles to the north, offering a wide range of cultural, educational and shopping opportunities. The area is well placed for road links via the M11 (J8), giving convenient access to Stansted Airport (around 12 miles), London and the wider region, making Clavering an ideal location for those seeking a balance of village life and excellent connectivity.

The Accommodation

The ground floor is a masterclass in blending historic character with contemporary functionality. Upon entering you are greeted by an expansive sitting room that stretches over 22 feet in length, defined by its magnificent, exposed timber framework. The focal point of the living area is a stunning Inglenook fireplace, featuring original brickwork, a heavy bressummer beam, and a distinctive copper hood, perfect for cozy evenings. Leading from the sitting room, the kitchen/dining room offers a bright and airy environment for cooking and casual dining. The kitchen is fitted with a range of modern white cabinetry contrasted by dark granite-effect work surfaces and a stylish black subway-tiled backsplash. Integrated appliances include an oven and gas hob, with dedicated space for a washing machine and a large fridge-freezer. The dining area is neatly positioned by a side window, benefiting from the natural light and views of the surrounding greenery.





Occupying the upper level of this charming cottage, the first floor is a showcase of vaulted ceilings and intricate exposed timberwork. The principal bedroom is an impressive space which leads through to a versatile dressing room with further period beams, offering excellent utility as a walk-in wardrobe or quiet study. Completing the floor is a stylishly appointed bathroom, where contemporary white subway tiling and a bath with an overhead shower are balanced by moody dark wood panelling and characterful flooring.

Outside

To the front, a neatly maintained lawn is bordered by a rustic stone-paved retaining wall and a new timber fence. To the rear, the cottage continues to delight with a private garden that's accessible directly from the kitchen/dining room via a stable door, the space begins with a patio, providing a perfect spot for alfresco dining.



Services

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

Tenure – Freehold

Property Type – Mid-terraced

Property Construction – Timber framed with thatched roof (full re thatch in 2025)

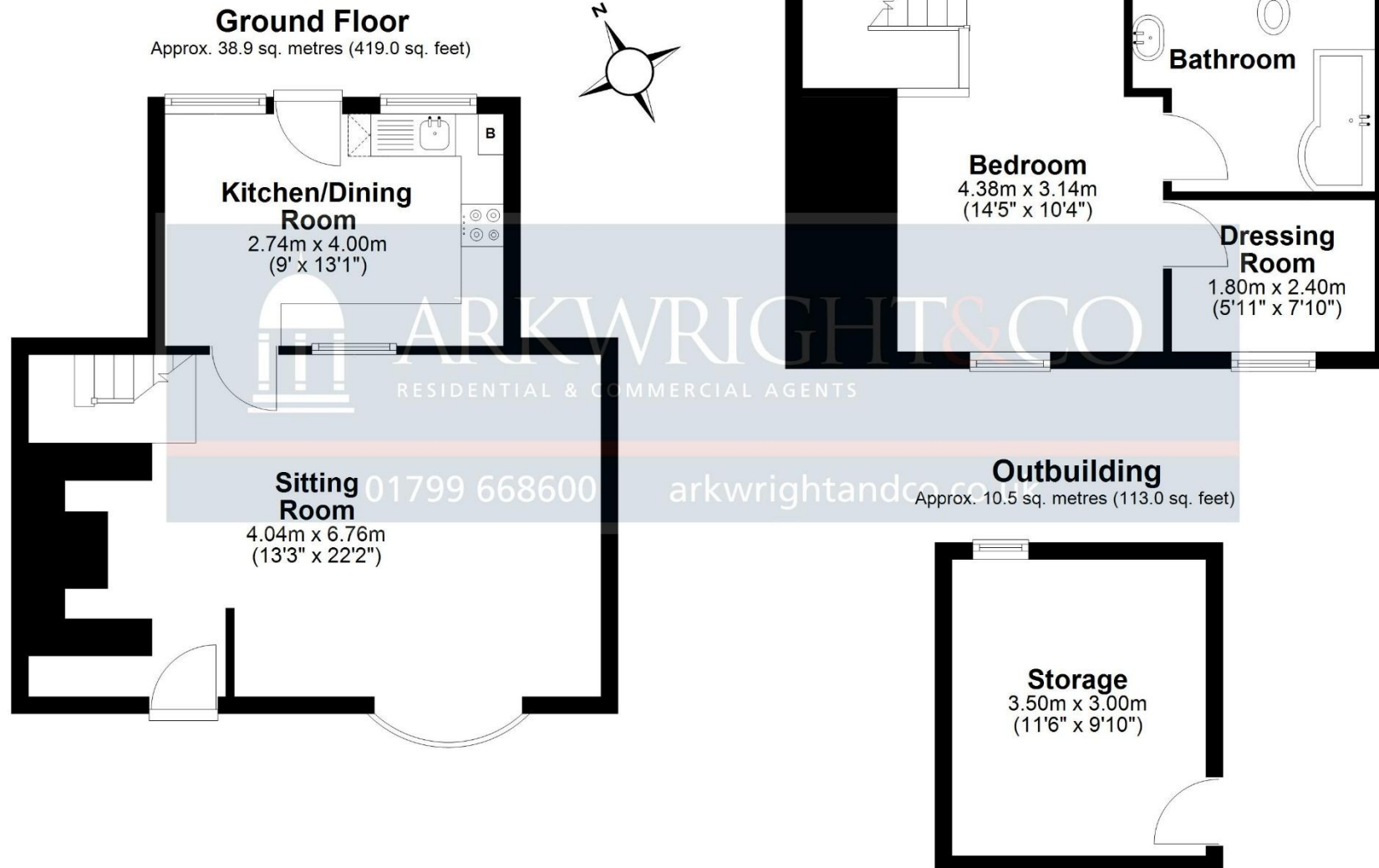
Local Authority – Uttlesford District Council – Band C



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First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

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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