



The Pightle, High Street  
CB11 3SB



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Pightle

High Street | Widdington | CB11 3SB

Guide Price £1,150,000

- A distinctive, detached family home in the heart of the village
- Five bedrooms and four bath/shower rooms
- Superb open-plan kitchen/dining/family space
- Separate sitting room and study/home office
- Self-contained one-bedroom annexe, providing additional income potential (currently used as an AirBnB)
- Garage/workshop and private driveway
- Grounds of approximately one-third of an acre
- Located in a picturesque and historic village in north-west Essex, nestled in open countryside yet conveniently positioned near the M11 for excellent transport links.
- Viewing highly recommended

## The Property

The Pightle is a beautifully extended five bedroom, four bathroom characterful home offering over 3,727 sqft of stylish and versatile accommodation, with one bedroom incorporated within the self-contained one-bedroom annexe with its own private access.

## The Setting

Widdington is a picturesque and historic village in north-west Essex, nestled in open countryside yet conveniently positioned near the M11 for excellent transport links. The village itself offers a peaceful rural lifestyle with a welcoming community centred around its charming parish church, the Fleur de Lys pub, and a well-maintained village playground and hall. While amenities in Widdington are limited, the nearby market town of Saffron Walden—just five miles away—provides a full range of shops, cafes, schools, cultural venues, and healthcare facilities. Saffron Walden is renowned for its attractive medieval architecture, thriving twice-weekly market, and independent retailers, including delicatessens, florists, galleries, and bookshops. The town is also home to Saffron Hall, a nationally acclaimed concert venue hosting world-class music and arts performances, and Saffron Screen, a community cinema offering a varied programme of films and events. Families benefit from a selection of highly regarded schools, including the County High School and several well-rated primaries.

There are also numerous parks and green spaces, such as Bridge End Garden and The Common, as well as excellent sports and leisure facilities. For commuters, Audley End station is approximately ten minutes by car, offering regular direct services to both London Liverpool Street (approx. 55–60 minutes) and Cambridge (approx. 20 minutes). By road, London can be reached in 45–60 minutes via the M11, and Cambridge in around 30–45 minutes. The surrounding area offers beautiful countryside walks, including routes along the Saffron Trail and connections to Audley End House. Widdington combines tranquil village life with excellent accessibility, making it an ideal location for those seeking a balance between rural charm and urban convenience.





### The Accommodation

This highly individual home effortlessly marries traditional village charm with smart, considered modern design. From the moment you step into the wide entrance hall, there's a sense of space and light, with natural flow and proportion throughout. A ground floor cloakroom and generous storage cupboard are neatly tucked away, while to the front, the dual-aspect sitting room is a welcoming space, filled with light and garden views — perfect for quieter moments or entertaining guests. Opposite, a well-appointed study offers a calm and practical workspace, complete with bespoke shelving and desk, ideal for those working from home.

But it's the rear of the house that truly impresses. A stunning, split-level open-plan living area stretches across the back of the home, incorporating a stylish kitchen, generous dining zone and informal snug. The kitchen itself is beautifully appointed with an extensive range of cabinetry, expansive worktops and a breakfast bar for casual meals or coffee mornings. There's space for a large range cooker, American-style fridge/freezer and other standalone appliances — ideal for those who love to cook or entertain. The dining area opens via full-width bi-folding doors to the garden terrace, creating a wonderful connection to the outdoors and turning summer lunches into effortless alfresco gatherings.



A few steps lead up to a second sitting room — a more intimate retreat anchored by a wood-burning stove, adding a sense of warmth and character. Whether hosting friends, enjoying a family movie night, or simply unwinding by the fire, the space adapts with ease.

Upstairs, the principal bedroom is a sanctuary in itself — vaulted ceilings and striking feature windows frame views over the landscaped garden and open meadowland beyond. Built-in wardrobes offer discreet storage, while the en suite shower room adds comfort and luxury.

Three further bedrooms, all generously sized doubles, provide space for family and guests, served by a contemporary family bathroom and a separate shower room, both finished to a high standard.

### The Annexe

The annexe is cleverly designed to offer independence while still being connected to the main house. It has its own front entrance, which opens into a large utility/boot room with built-in storage and access to the garage/workshop. A private staircase leads up to the first-floor annexe itself — comprising a fitted kitchen with skylight, comfortable sitting room with French doors onto a rear deck, double bedroom with built-in wardrobes, and a modern shower room. Currently used as an AirBnB, this space offers excellent income potential or an ideal setup for guests, extended family or home working.

### Outside

The Pightle sits on a generous and beautifully tended plot of around one-third of an acre. The rear garden enjoys a peaceful, open aspect with views across the neighbouring Priors Hall Farm meadow. A large paved terrace provides the perfect setting for summer dining, with steps leading up to a lawned garden framed by mature trees, shrubs and herbaceous borders. There's also a decked terrace accessed directly from the annexe, offering further space to relax.

To the front, a landscaped garden with lawn, flowerbeds and paved paths creates a welcoming first impression, while the private driveway provides ample parking and leads to the garage/workshop — fully fitted with work benches, power and lighting.

### Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick built with tiled roof

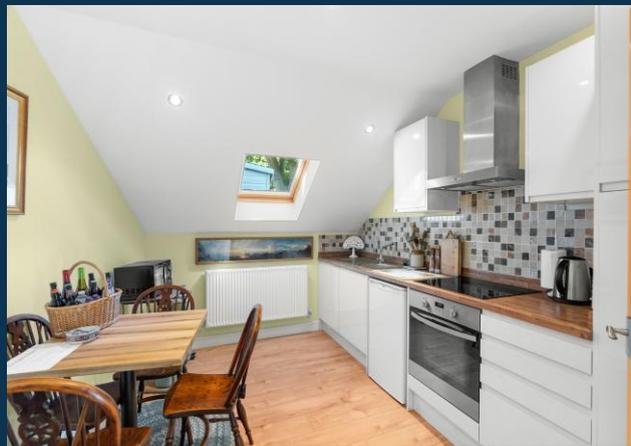
Local Authority – Uttlesford District Council

Council Tax – F

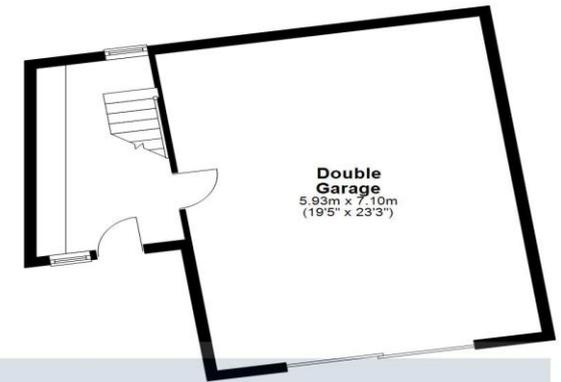
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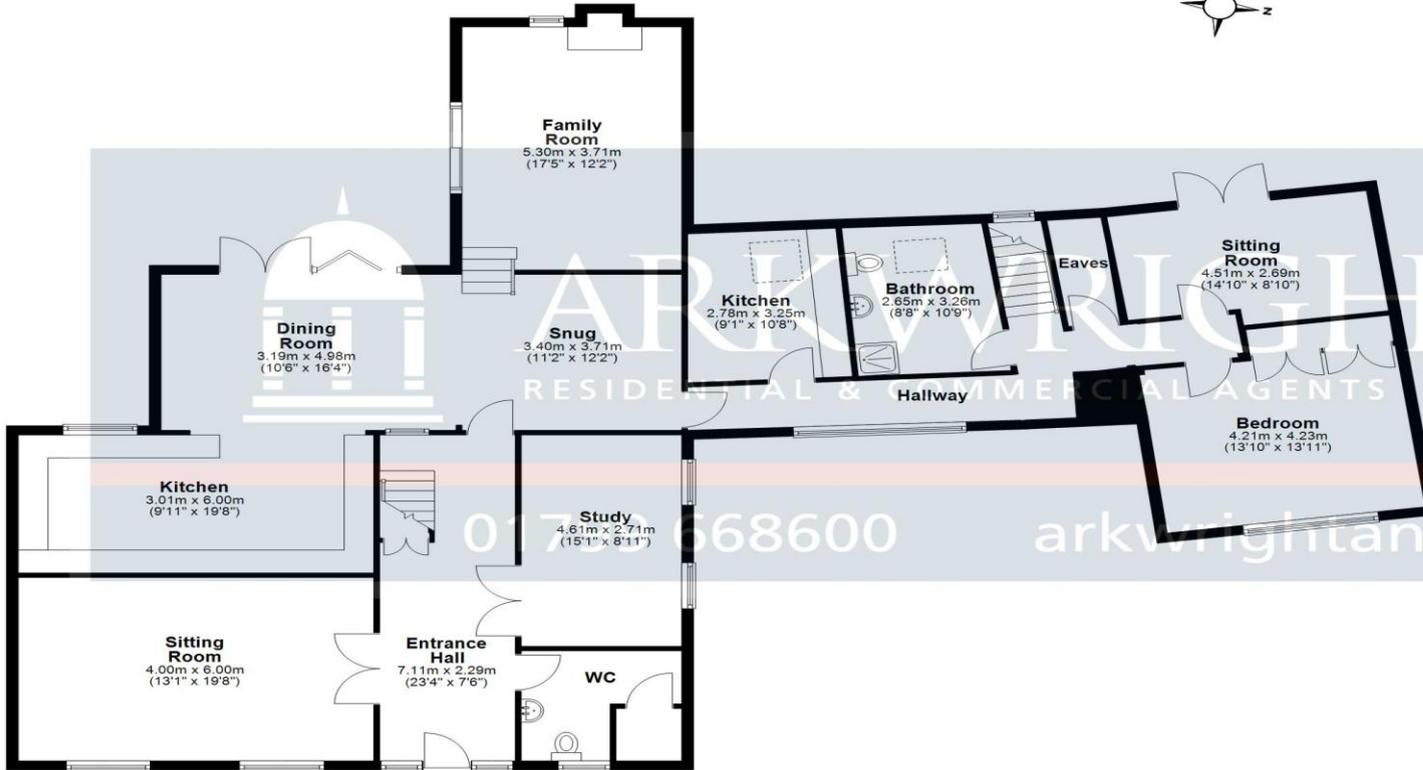




**Lower Ground Floor**  
Approx. 48.2 sq. metres (519.0 sq. feet)



**Ground Floor**  
Approx. 192.3 sq. metres (2070.2 sq. feet)



**First Floor**  
Approx. 105.8 sq. metres (1138.4 sq. feet)



Total area: approx. 346.3 sq. metres (3727.6 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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