



Butts Green Barn, Clavering
CB11 4RT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Butts Green Barn

Butts Green | Clavering | CB11 4RT

Guide Price £1,450,000

- Peaceful setting at the end of Butts Green between Clavering and Langley
- Approx. 2,400 sq. ft. of versatile, high-spec living space
- Stunning open-plan kitchen/dining/living area with garden access
- Four double bedrooms, two with en-suite facilities
- Detached cart lodge with studio above – ideal for guests or home office
- Sweeping Cotswold stone driveway and landscaped gardens

The Property

This exceptional barn conversion seamlessly combines grand double-height living spaces, a bespoke hand-crafted kitchen, and four generous bedrooms with a self-contained one-bedroom annex above a double cart lodge which could make an ideal home study. Set within beautifully landscaped grounds featuring a sweeping shingle driveway, black weatherboarded elevations, and expansive rear stone terraces overlooking countryside views, the estate delivers luxurious contemporary living infused with timeless character.

The Setting

Situated in an idyllic semi-rural spot along Butts Green in the highly regarded village of Clavering, Butts Green Barn offers picturesque country living alongside excellent daily conveniences. Clavering boasts a well-stocked primary school, village store, post office, and two popular pubs, including the renowned Cricketers, while the nearby market towns of Saffron Walden and Bishop's Stortford (both 8 miles) provide extensive shopping, leisure, and further schooling options. Ideal for commuters, Audley End station is just a 15-minute drive away, offering direct rail links to London Liverpool Street in under 55 minutes and Cambridge in 20 minutes, with the M11 and Stansted Airport also within easy reach.

The Accommodation

The main dwelling seamlessly blends immense character, impressive double-height timber framing, and luxurious contemporary finishes. Stepping inside, the vast principal living space is anchored by a magnificent double-height sitting and dining hall, characterized by exposed wall and ceiling timbers, flagstone flooring, and broad glazed doors that flood the room with natural light while providing views of the grounds. Flowing naturally from this spectacular reception area, the bespoke kitchen features





an expansive oak-finished central island topped with premium stone, integrated high-end appliances, and ample workspace framed by original oak post-and-beam construction. A walk-in pantry and a separate, well-appointed utility room provide excellent supplementary storage and practical domestic functionality.

Continuing down the central hallway, the accommodation offers four generously proportioned bedrooms, designed with comfort and privacy in mind. The principal bedroom suite serves as a serene retreat, complete with a dedicated walk-in wardrobe featuring custom illuminated open shelving and bespoke cabinetry. This suite further benefits from a luxurious, fully tiled en-suite shower room fitted with a floating double vanity, matte black fixtures, and a glass-enclosed walk-in shower. Additional bedrooms enjoy high ceilings, neutral decor, and fitted storage, served by another sleek en-suite shower room as well as a main family bathroom complete with a deep soaking tub, overhead rain shower, and traditional latch oak doors. Each room throughout this wing benefits from underfloor heating, clean design accents, and carefully preserved architectural details.

Complementing the main residence is a separate annexe that provides exceptional flexibility for guest accommodation, multi-generational living, or home working.



The ground floor houses a spacious double cart lodge alongside an enclosed entrance hall, guest WC, and a dedicated storeroom. Integrated within this footprint is the annexe's private entrance and kitchen, with stairs leading directly to the upper level.

First Floor Annexe arranged across the entire upper level, the accommodation opens into a bright sitting room. Directly off this central space is a comfortable bedroom complete with its own dedicated en-suite shower room, offering ideal private quarters for long-term guests or extended family.

This versatile two-story structure seamlessly combines practical storage and utility space with a complete, highly customizable living area designed to adapt effortlessly to modern living needs.

Outside

Approached via a sweeping shingle driveway providing generous off-street parking, the property makes an immediate impression with its attractive black weatherboarded elevations set beneath a combination of pantiles and slate roofing. Flanking the front aspect, neat expansive lawns and the detached double cart lodge frame a paved central pathway, bordered by manicured low-level hedging and symmetrical topiary that lead directly to the oak-framed main entrance porch. Moving toward the rear grounds, wide paved stone terraces extend seamlessly from the principal reception spaces, providing an idyllic private area for alfresco dining and entertaining surrounded by pristine lawns and mature tree-lined borders overlooking open countryside.

Services

Mains electric and water, drainage is served by a treatment plant and underground LPG gas – There are ducting's in the road for the purchaser to choose their internet provider.

Tenure – Freehold

Property Type – Detached

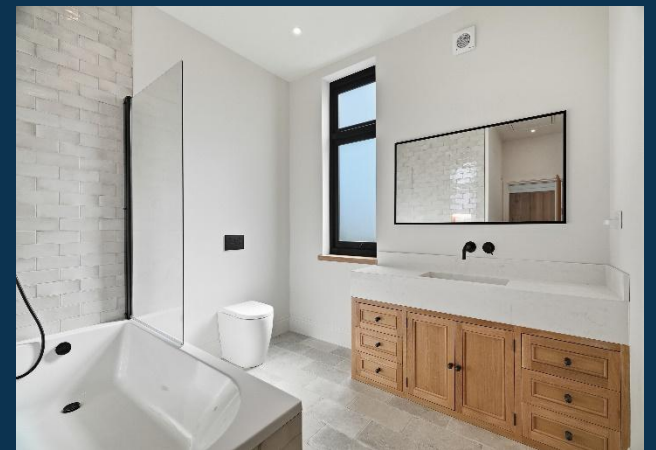
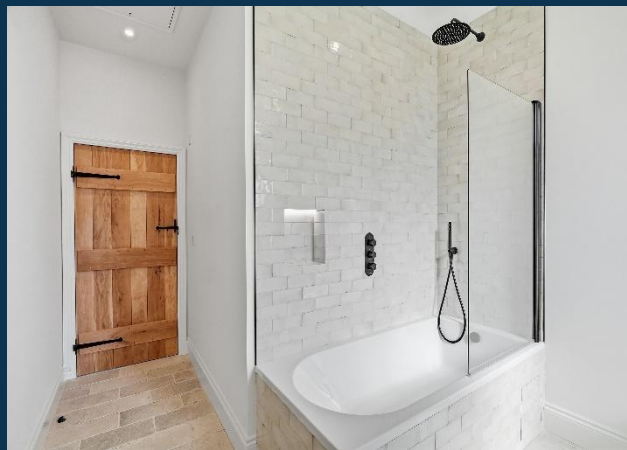
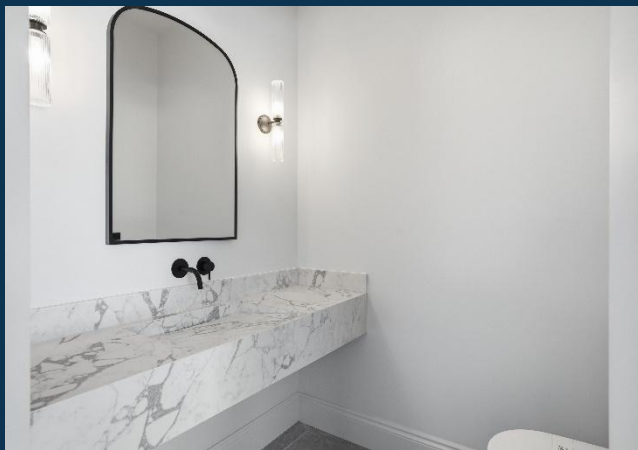
Property Construction – Brick and Timber

Local Authority – Uttlesford District Council

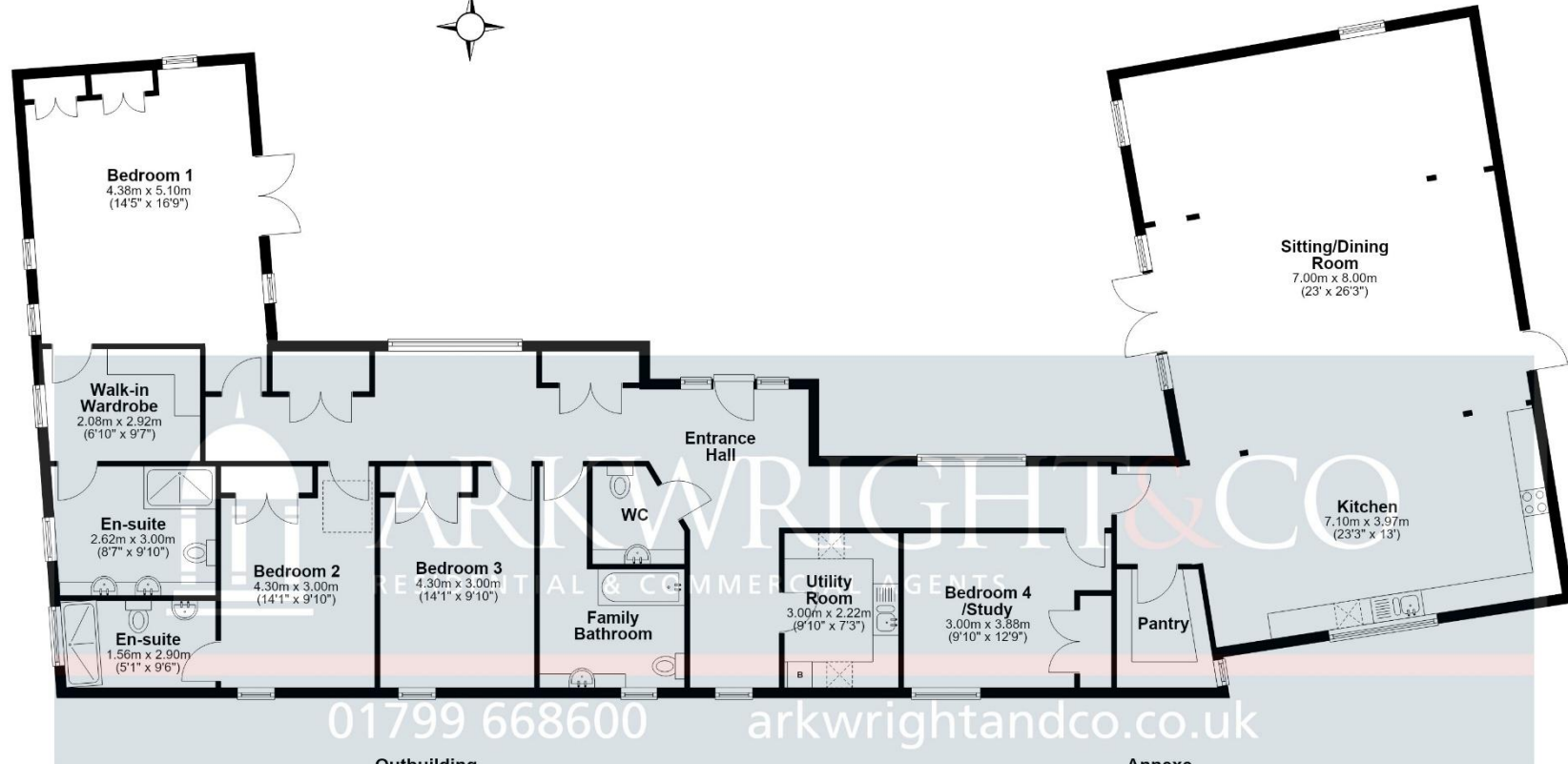
Council Tax– D







Floor Plan
Approx. 227.4 sq. metres (2447.8 sq. feet)

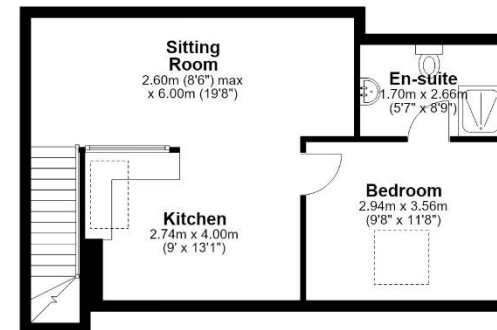
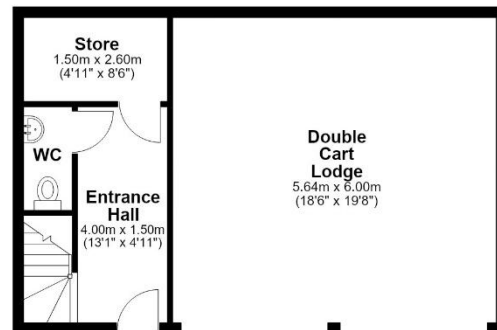


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Outbuilding
Approx. 48.8 sq. metres (524.8 sq. feet)

Annexe
Approx. 44.7 sq. metres (481.3 sq. feet)

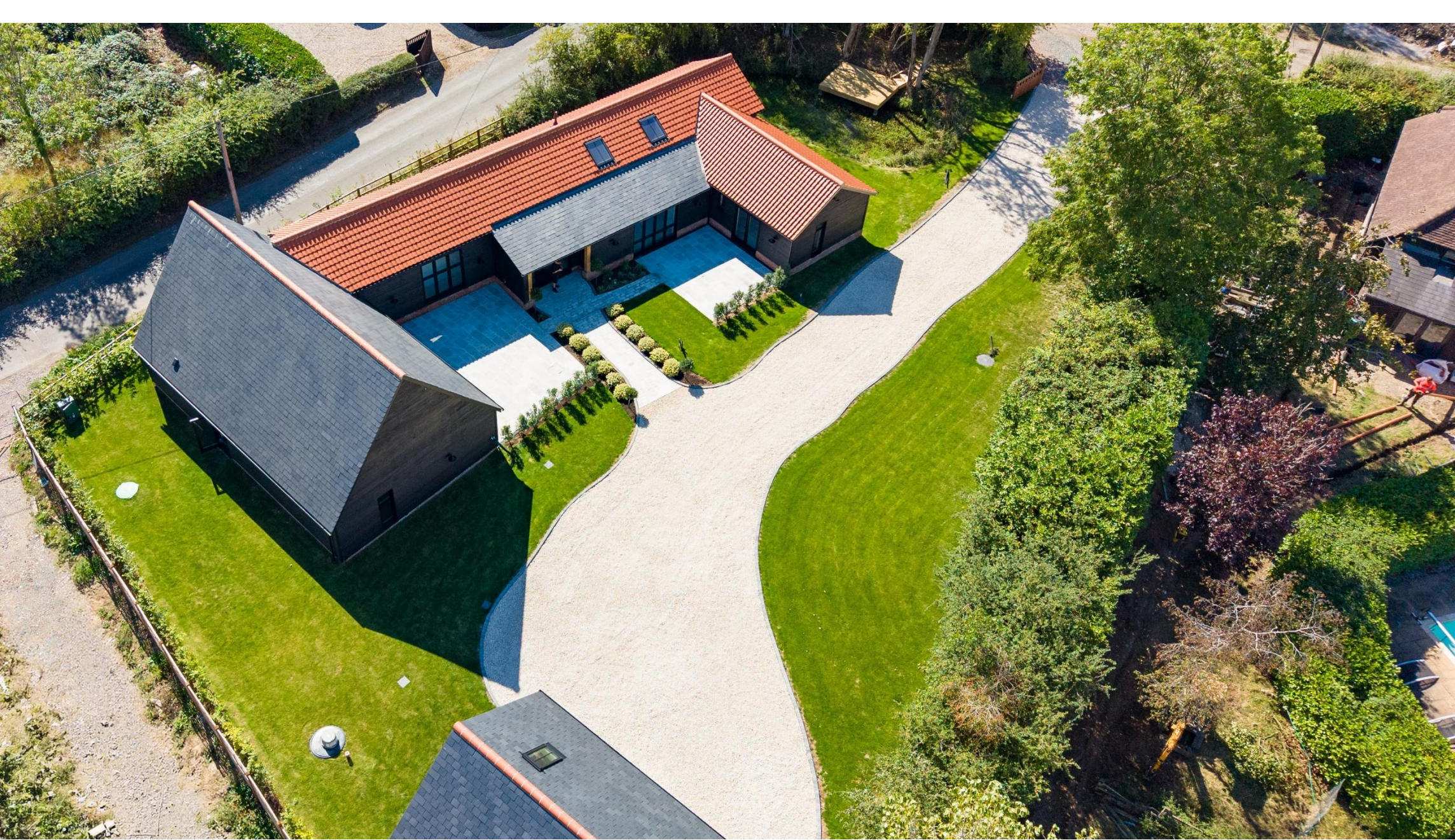


Total area: approx. 320.9 sq. metres (3453.9 sq. feet)

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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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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