



High Street, Littlebury, CB11 4TD

**CHEFFINS**

## High Street

Littlebury,  
CB11 4TD

- Charming period Grade II Listed home
- Deceptively spacious
- Three bedrooms
- Private rear garden
- Central village position

A charming, three bedroom Grade II Listed cottage positioned in the heart of the village. The property benefits from bright and well proportioned living accommodation throughout, together with private rear garden and wealth of character features.

3 1 1

**Guide Price £315,000**





## LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor with storage cupboard under, exposed timbers and original brick flooring, doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units incorporating breakfast bar with tiled splashbacks, integrated oven with four ring induction hob and extractor hood over, stainless steel sink unit and space for fridge freezer. Window to the side aspect and door to:

### LEAN-TO/UTILITY ROOM

Space for washing machine/tumble dryer and space for dishwasher, part panelled wall and windows to the side and rear.

### CLOAKROOM

Comprising low level WC, ceramic wash basin, part-panelled wall and obscure glazed window to the side aspect.

### RECEPTION ROOM

Sash window to the front aspect and door providing access to the rear garden, exposed timbers, fireplace with timber mantle, brick hearth and log burner. Staircase rising to the first floor.

## FIRST FLOOR

### LANDING

Doors to the adjoining rooms and built-in storage cupboard. Window to the front aspect.

### BEDROOM 1

Vaulted ceiling with exposed timbers, exposed brick chimneybreast, large storage cupboard, sash window to the front and further window to the rear aspect.

### BEDROOM 2

Window to the rear aspect.

### BEDROOM 3

Exposed timbers and sash window to the front aspect.

### BATHROOM

Comprising ceramic wash basin with tiled splashback and vanity cupboard above, low level WC, panelled bath with electric shower over. Obscure glazed window to the side aspect.

### OUTSIDE

To the rear of the property is a private walled garden, part-gravelled and patio with flower and shrub beds bordering.

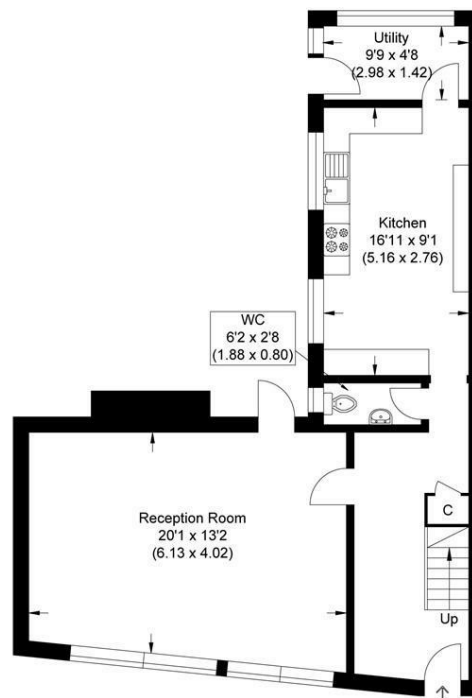
### VIEWINGS

By appointment through the Agents.

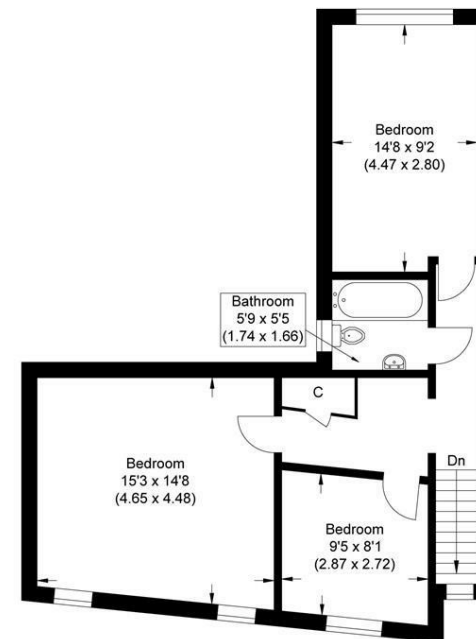




Approximate Gross Internal Area  
116.51 sq m / 1254.10 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.