



8 The Pines, Wendons Ambo
CB11 4GT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 The Pines

Royston Road | Wendons Ambo | CB11 4GT

Guide Price £245,000

- Set in the sought-after village of Wendens Ambo, moments from Audley End station
- Generous double bedroom with fitted mirror-fronted wardrobes
- Bright, dual-aspect living/dining area featuring a sleek kitchen
- stylish en-suite bathroom with metro-tiling and a shower-over-bath.

The Property

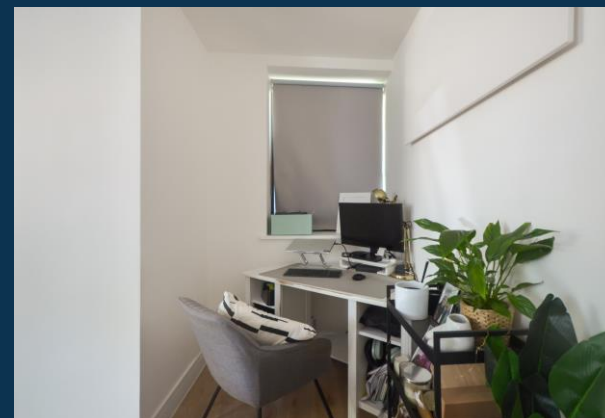
Situated in the highly desirable north Essex village of Wendens Ambo, 8 The Pines offers an idyllic blend of rural charm and modern connectivity, just moments from local amenities and Audley End mainline station with swift direct links to London and Cambridge, as well as easy access to the M11 and Stansted Airport. Inside, the apartment boasts a bright, dual-aspect open-plan living, dining, and kitchen area featuring sleek wood-effect flooring, stream-lined handleless cabinetry, integrated appliances, and a dedicated home office alcove. Accommodating contemporary living with ease, the space further comprises a generous double bedroom with mirror-fronted sliding wardrobes and a stylish en-suite bathroom complete with a shower-over-bath.

The Setting

Nestled within the highly sought-after north Essex village of Wendens Ambo, 8 The Pines on Royston Road offers a picturesque rural setting paired with exceptional connectivity. Residents enjoy quintessential village charm, complete with a traditional local pub, historic church, and scenic countryside walks all just two miles from the vibrant shops and renowned schools of Saffron Walden. Unrivalled for commuters, the property is moments from Audley End mainline railway station, providing swift, direct trains to London and Cambridge, with effortless road access to the nearby M11 and Stansted Airport.

The Accommodation

This modern accommodation opens directly into a light-filled and remarkably versatile open-plan living, dining, and kitchen space. Benefiting from a dual-aspect layout that maximizes natural light, the area features clean neutral finishes, sleek wood-effect flooring, and spot lighting throughout. The kitchen itself is finished to a contemporary standard with streamlined white handleless cabinetry, integrated appliances, and a crisp splashback, seamlessly opening into a spacious reception area that effortlessly accommodates soft seating, a dining setup, and a dedicated home office alcove. Leading off the main living space is a well-proportioned double bedroom, tastefully presented and further enhanced by fitted mirror-fronted sliding wardrobes providing exceptional built-in storage. Completing the ground floor layout is a

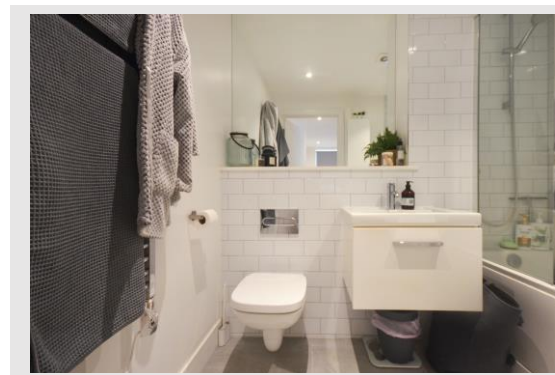




modern en-suite bathroom, featuring stylish metro-tiling, modern sanitaryware including a wall-hung WC and vanity basin, a heated towel rail, and a panelled bath with an overhead shower and glass screen.

Outside

The property is approached via a block-paved pathway leads past a gated entrance into a private, low-maintenance garden area enclosed by stylish estate-style metal railings. Situated alongside mature hedging and established trees, this secluded spot offers space for outdoor bistro seating—ideal for al fresco dining. Beyond, the property benefits from access to a generous, gravelled driveway providing off-street parking and leading to cart lodge garaging to the rear.



Services

Mains electricity, water and drainage are connected.
Electric heating

Tenure – Share of Freehold (994 years remaining)

Property Type – Apartment

Property Construction – Brick and Tile

Local Authority – Uttlesford District Council

Council Tax– D

Agents Note: - Service Charge of £1500 per annum

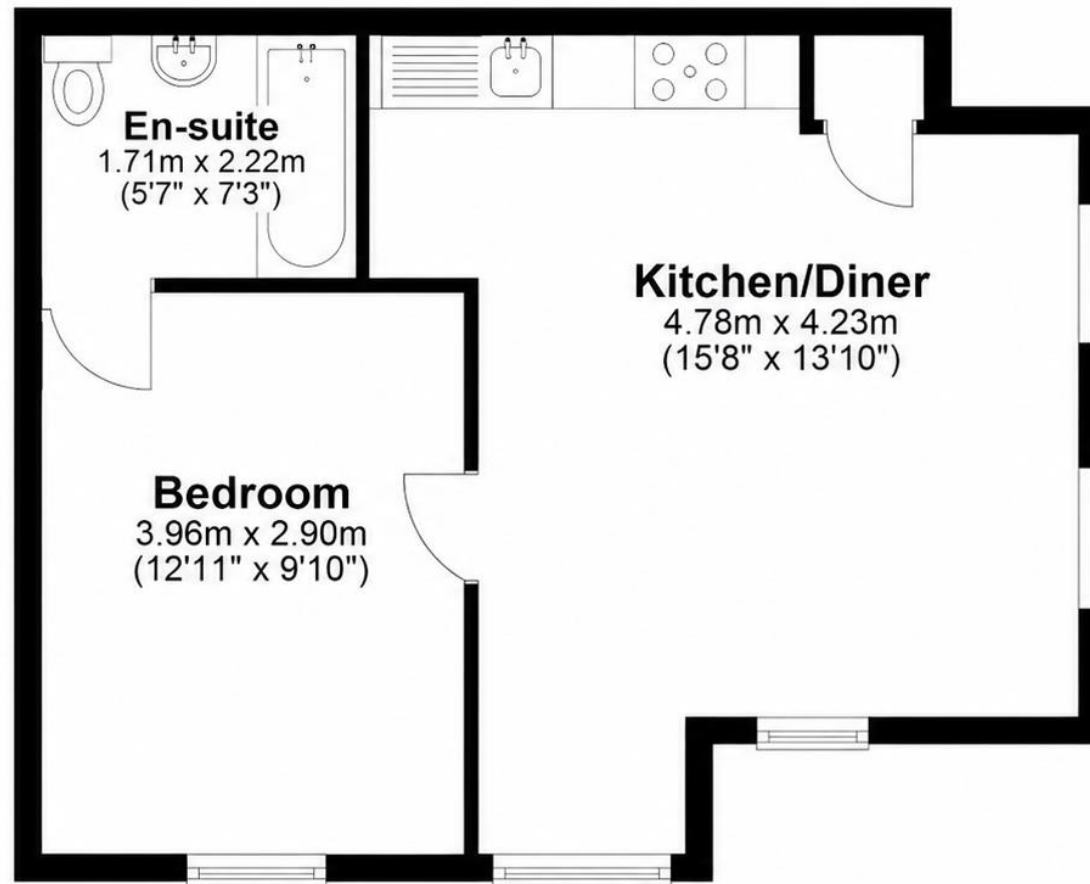
Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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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Ground Floor

Approx. 38.7 sq. metres (416.0 sq. feet)



Total area: approx. 38.7 sq. metres (416.0 sq. feet)

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