



Pekin Cottage, Duck Street  
CB11 4JU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Pekin Cottage

Duck Street | Wendens Ambo | CB11 4JU

## Guide Price £595,000

- A charming three-bedroom, two-bathroom, semi-detached home that seamlessly blends period features, with high-quality contemporary finishes throughout
- A stunning social kitchen featuring elegant shaker-style cabinetry and a central breakfast bar island
- A light-filled dining area boasting a vaulted ceiling with a large skylight
- Set on an attractive plot of 0.19 acre that includes a picturesque outlook to the front and a garden to the rear
- Exceptional outdoor space with multiple entertaining terraces, a greenhouse, and raised beds, plus the benefit of a substantial detached garage and driveway parking

### The Property

A beautifully presented three-bedroom, two-bathroom character home, set on a generous 0.19 acre plot with a private landscaped sanctuary and a substantial detached garage.

### The Setting

Duck Street is one of the most sought-after addresses within the highly regarded village of Wendens Ambo, offering a rare combination of rural charm, architectural character and exceptional convenience. Lined with a mix of attractive period homes and quality individual properties, the street enjoys a peaceful, established feel while remaining firmly connected to the surrounding area. Despite its tranquil setting, Duck Street is exceptionally well placed for commuters. Audley End station is within easy reach, offering regular services to London Liverpool Street and Cambridge, while excellent road links provide swift access to the M11, A11 and A505. Cambridge, Stansted Airport and the surrounding villages of south Cambridgeshire and north Essex are all readily accessible. Wendens Ambo itself is a quintessential north Essex village, prized for its strong community spirit, historic church, well-regarded primary school and popular public house. The village is surrounded by open countryside, providing excellent opportunities for walking and outdoor pursuits, yet lies just a short distance from the vibrant market town of Saffron Walden, with its wide range of independent shops, cafés and amenities.

### The Accommodation

Pekin Cottage is a quietly handsome home built in 2009 yet designed with a sensitivity more often associated with older houses, it has the reassuring presence of a cottage that feels settled and established. The home opens into a welcoming entrance hall that immediately sets a tone of light and warmth and a discreetly positioned cloakroom/WC. This leads seamlessly into a stunning open-plan kitchen and breakfast room fitted only three years ago. Here, elegant shaker-style cabinetry is paired with solid wood, work surfaces, integrated dishwasher, washing machine, fridge/freezer and a classic white butler sink. Characterful exposed timber beams and a central breakfast bar island create a social hub. The living accommodation continues into a generous sitting room, where a feature brick fireplace with an inset wood-burning stove serves as a cozy focal point. This space flows effortlessly into an impressive, vaulted, family/dining room featuring a large skylight and French doors that offer a direct connection to the rear garden.





The first floor continues the theme of understated elegance and character, comprising three bedrooms and a stylish family bathroom. The principal bedroom is a delightful retreat with a window that offers views over the surrounding area. It benefits from ample space for storage and the added luxury of a private en-suite shower room. The second bedroom is a double, similarly bright and airy with views over the garden. The third bedroom is a versatile space, currently utilised as a charming child's room, and features a large skylight. Serving the bedrooms is a beautifully appointed family bathroom featuring a classic wood-panelled bath, wash hand basin, WC and heated towel rail.

### Outside

To the front, the property enjoys a picturesque and quintessentially English setting framed by mature trees. This prime position within the village is complemented by a driveway providing off-road parking and access to a substantial detached garage. The rear garden has been thoughtfully landscaped to create a private sanctuary with multiple zones for relaxation and outdoor dining. A paved patio area, provides an intimate spot for morning coffee, while a larger sun deck and secondary stone terrace offer ample space for hosting summer gatherings. The grounds are further enhanced by a manicured lawn, a variety of mature trees, and practical features including a greenhouse, a timber garden shed and raised planter beds.



### Services

Mains electric and water are connected. Oil fired central heating. Private drainage via a shared treatment plant. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Semi Detached

**Property Construction** – Standard Construction

**Local Authority** – Uttlesford District Council

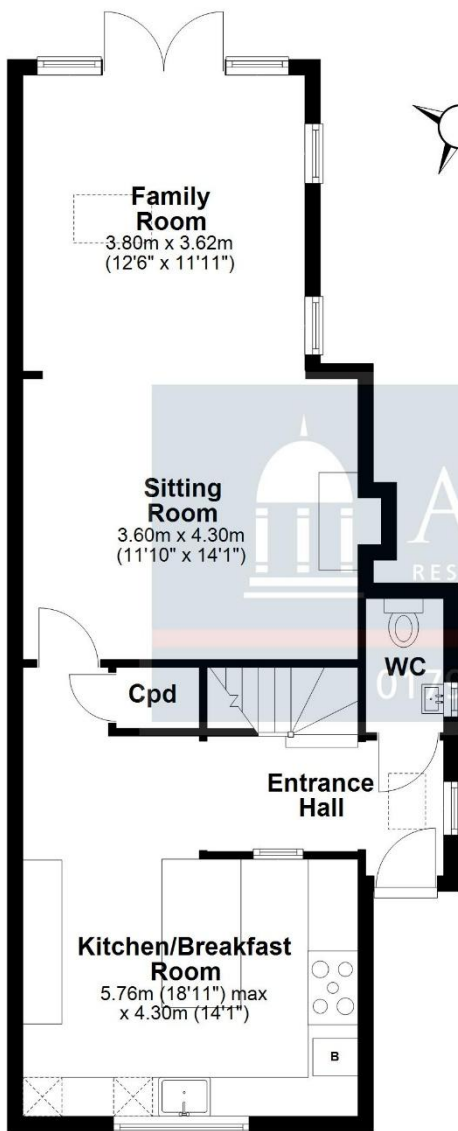
**Council Tax** - D

**Agents Note**– There is a £600 annual management charge.



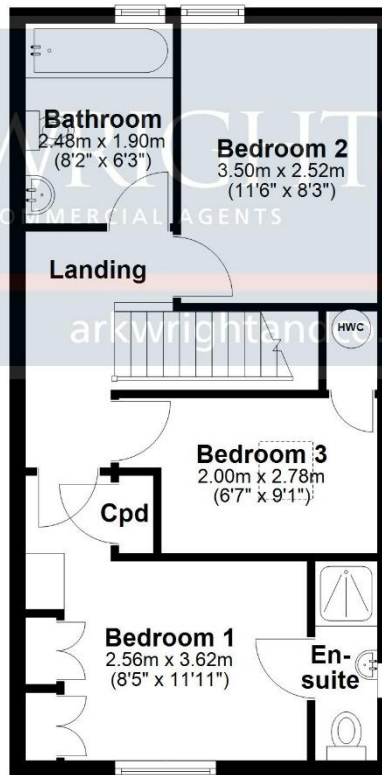
### Ground Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



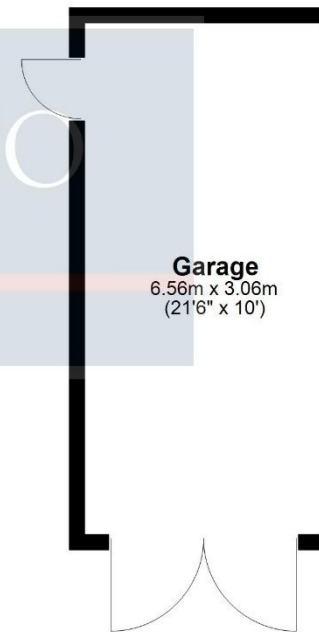
### First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



### Outbuilding

Approx. 20.1 sq. metres (216.1 sq. feet)



Total area: approx. 121.1 sq. metres (1303.8 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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS