



Mays Cottage, Duddenhoe End
CB11 4UU



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Mays Cottage

Duddenhoe End | Saffron Walden | CB11 4UU

Guide Price £550,000

- A quintessential Grade II listed thatched cottage with immense charm
- Three double bedrooms
- Three reception spaces including a conservatory
- Detached studio/garden room with its own shower room and underfloor heating
- Separate utility room and detached workshop
- Stunning mature gardens with pond, seating areas and panoramic views
- Idyllic rural setting in the peaceful hamlet of Duddenhoe End
- A true countryside sanctuary, yet within easy reach of Saffron Walden and Cambridge

The Property

A truly charming and highly individual three bedroom, detached Grade II listed home. Steeped in history and enjoying a wonderful position nestled away within this peaceful Hamlet, with the benefit of a detached studio/fourth bedroom and enjoying wonderful views to the rear over surrounding countryside.

The Setting

Duddenhoe End is a quintessential English hamlet, quietly nestled in the rolling countryside of north-west Essex. Surrounded by open farmland and gently undulating landscapes, it offers an idyllic rural lifestyle that feels a world away from the bustle of modern life – yet remains remarkably well connected.

This peaceful village is made up of a scattering of pretty period homes and cottages, a small village green, and a strong sense of community. Life here moves at a gentler pace, where birdsong and the changing seasons set the rhythm, and country walks begin the moment you step outside your front door. Despite its secluded feel, Duddenhoe End enjoys excellent access to nearby towns and transport links. The historic market town of Saffron Walden lies just 6 miles to the east, offering a vibrant mix of independent shops, cafes, restaurants, and highly regarded schools. For commuters, the M11 (Junctions 8 & 9) is within easy reach, providing direct road links to both London and Cambridge.

Rail connections are equally convenient, with Audley End station just 3.5 miles away offering fast and regular services to London Liverpool Street (from 54 minutes) and Cambridge (from 15 minutes). Nearby stations at Newport, Great Chesterford, and Royston offer further travel options. Whether you're heading into the city for work, popping into town for supplies, or exploring the many nearby footpaths and bridleways, Duddenhoe End offers the perfect blend of rural tranquillity and everyday convenience.





The Accommodation

Tucked away in the heart of this peaceful hamlet, Mays Cottage is a truly enchanting Grade II Listed thatched cottage – rich in charm, steeped in history, and brimming with character.

This delightful three-bedroom detached home offers quintessential English country living, with whitewashed elevations, a traditional thatched roof, climbing roses, and a setting that feels lifted from the pages of a storybook. Inside, a wealth of period features awaits – including exposed oak beams, tiled floors, and two magnificent inglenook fireplaces.

You enter the home via a side lobby/cloak area, leading through to a well-appointed family bathroom with panelled bath, W.C and wash hand basin. The country-style kitchen/breakfast room is fitted with bespoke hand-made units and offers ample space for dining, with windows to the front and rear flooding the room with natural light.



The sitting room is warm and welcoming with a stunning inglenook fireplace, original stone flooring, and dual aspect windows that frame views of the garden.

The dining room also enjoys an inglenook fireplace, staircase rising to bedroom two and flows through to a charming conservatory – a perfect year-round retreat to enjoy the garden in all seasons.

Upstairs, a generous landing gives access to two beautifully proportioned bedrooms, each offering lovely views and a wealth of original features, including exposed timbers and cottage charm throughout.

Outside

Set behind a large front garden and approached via a private driveway, the property enjoys ample parking, a detached garage and a separate workshop.

The gardens are a real highlight – mature, lovingly tended, and beautifully landscaped with a variety of trees, shrubs, and flowering borders. An ornamental pond adds to the tranquillity, while sunny seating areas provide the perfect spot to relax, entertain, or simply take in the stunning countryside views that surround the property.

Beyond the main house, Mays Cottage continues to delight. A superb detached garden room with underfloor heating offers excellent flexibility – ideal as a fourth bedroom, studio, home office or creative retreat – complete with its own stylish shower room. This space is perfect for guests, working from home, or simply escaping with a book.

Further outbuildings include a detached utility room and a workshop with attic space – offering scope for hobbies, additional storage, or further development (subject to planning).

Services

Mains electric, water and drainage are connected. Heating is via electric panel heaters and torrent electric water storage heater. Ultrafast broadband is available and mobile signal is limited.

Tenure – Freehold

Property Type – Detached

Construction – C18 timber-framed and plastered cottage

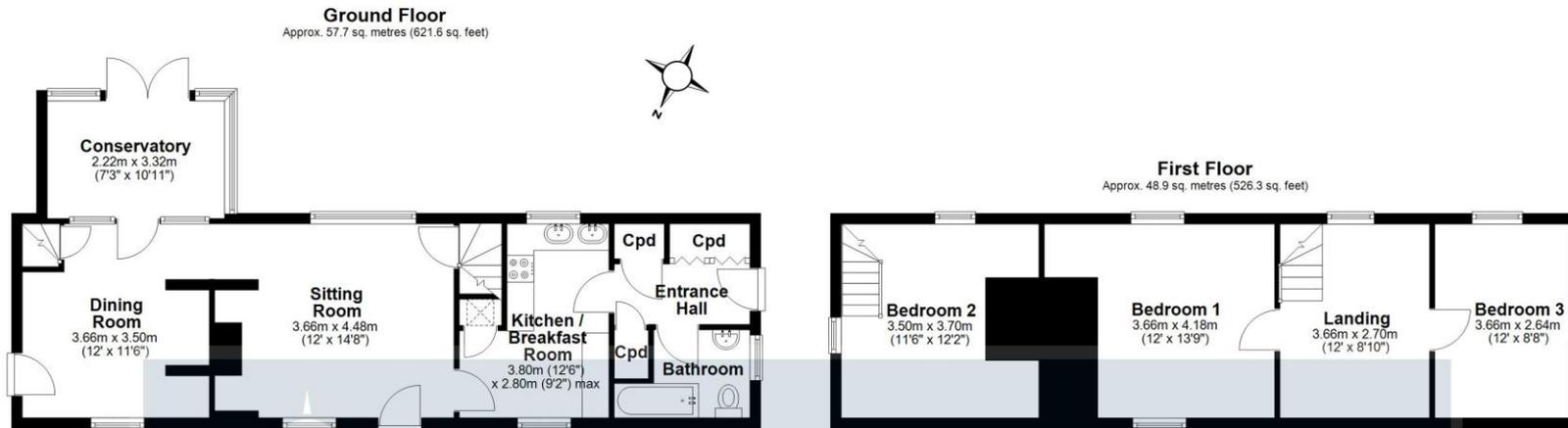
Local Authority – Uttlesford District Council

Council Tax Band - F







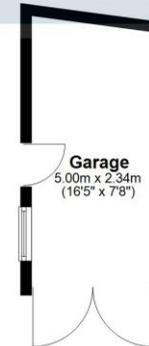
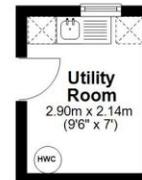
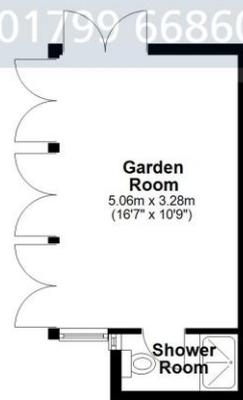


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Outbuildings
Approx. 36.5 sq. metres (392.7 sq. feet)

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Total area: approx. 143.1 sq. metres (1540.6 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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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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