



Cheston House, Great Chesterford
CB10 1NY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Cheston House

Great Chesterford | Saffron Walden | CB10 1NY

Guide Price £795,000

- A beautifully appointed home featuring a dual-aspect ground floor with a generous shuttered living room, a flexible playroom, and a magnificent full-width open-plan kitchen and dining area
- Superb al fresco entertaining terraces
- Detached double garage & separate garden studio
- Approx. 1,934 sq ft of versatile living space
- Excellent commuter links via Audley End
- Generous 0.4-acre plot backing onto Parkland

The Property

Cheston House is a beautifully appointed 1,934 sq ft family home featuring an expansive ground floor with a full-width open-plan kitchen, a shuttered living room, and a versatile playroom, complemented by five flexible first-floor bedrooms including a luxurious master suite. Externally, the property is secured by a gated gravel driveway with an oak cart lodge, opening out to an expansive rear garden complete with a comprehensive built-in outdoor kitchen and bar station.

The Setting

Cheston House is pleasantly situated in the highly regarded, historic village of Great Chesterford, an exceptionally well-served community that effortlessly blends rural charm with superb modern conveniences. The village boasts an excellent array of local amenities all within comfortable walking distance, including a thriving local shop, a primary academy school, a medical centre, and two highly traditional public houses—The Plough and the 16th-century Crown and Thistle. For broader shopping and cultural pursuits, the charming medieval market town of Saffron Walden is located just 4 miles to the south, while Cambridge is an easy 11 miles north. Commuters are superbly catered for, with Great Chesterford mainline station providing direct, regular services to Cambridge and London while nearby access to the M11 offers swift road links to Stansted Airport, the M25, and the capital, making this an ideal location for those seeking an idyllic lifestyle without compromising on accessibility.

The Accommodation

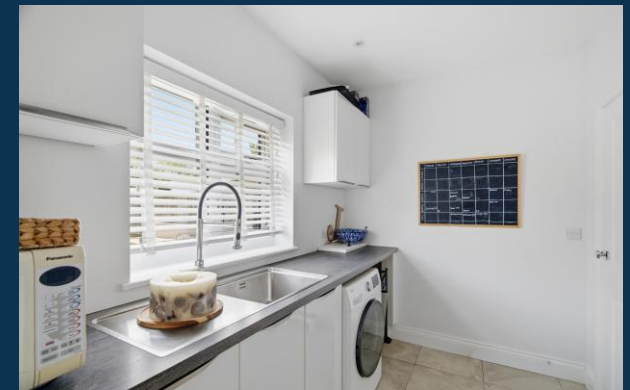
A beautifully appointed and remarkably spacious ground floor layout, perfectly optimized for sophisticated modern living and seamless entertaining. Upon entering, an expansive and light-filled entrance hall with elegant, tiled flooring sets an impressive tone, providing a welcoming axis to the principal reception rooms. To the front of the property, a generous living room centres around a striking contemporary fireplace, framed by bespoke integrated cabinetry and shelving, while a large bay window floods the space with natural light. Across the hallway, a versatile second reception room, currently configured as a dynamic family playroom, mirrors the front aspect with its own elegant bay window, offering superb flexibility as a formal dining room or secondary sitting area.





Spanning the full width of the rear of the house is the magnificent heart of the home: a sensational open-plan kitchen and dining area designed to maximize light and garden connectivity through expansive French doors and large picture windows. The kitchen is impeccably styled with a sleek, minimalist aesthetic, featuring a substantial central island, seamlessly integrated high-end appliances, and a striking bank of deep-toned, grain-textured contemporary cabinetry. This impressive culinary space transitions effortlessly into a generous dining area, perfectly suited for family gatherings. Practicality is equally well-considered, with a discrete, well-proportioned utility room, a pantry, and a cloakroom/WC completing this exceptionally balanced and flawlessly executed ground floor arrangement.

The first-floor accommodation is equally impressive, arranged around a central landing that leads to five well-proportioned bedrooms and a beautifully appointed family shower room. The principal suite serves as a particular highlight, offering a generous sanctuary dressed in sophisticated muted tones, featuring expansive floor-to-ceiling sliding mirrored wardrobes and a large window providing peaceful views over the leafy surroundings. This master bedroom is served by a modern en-suite bathroom of exceptional quality; it boasts a luxurious freestanding



contemporary bathtub set against a striking marble-effect tiled feature wall, a wide double vanity unit and a spacious walk-in glass shower enclosure.

The remaining bedrooms offer superb versatility to accommodate a growing family. Bedroom two is another spacious double room, while the third and fourth bedrooms are beautifully presented—currently configured as a charming, light-filled nursery and a vibrant child's bedroom, both enjoying bright aspects through windows finished with premium plantation shutters. The fifth bedroom is perfectly utilized as a quiet home office and study space. Completing this flawlessly presented upper floor is a stylish family shower room featuring a sleek floating WC and vanity washbasin.

Outside

Cheston House is approached via a sweeping gravel driveway secured by twin timber five-bar gates, offering extensive off-street parking alongside a substantial, open-fronted oak cart lodge.

Moving round to the rear, the property opens onto an expansive, flagstone patio that runs the full width of the house, creating an idyllic setting for outdoor entertaining and alfresco dining. A particular highlight of the garden is the bespoke, built-in outdoor kitchen and bar area which features sleek integrated steel cabinetry, a built-in barbecue station, a glass-fronted drinks fridge, and a contemporary rendered bench with cushioned seating. Beyond the patio, the generous rear garden is predominantly laid to lawn, enclosed by secure timber fencing and mature, dense green hedging that ensures an excellent degree of privacy. The expansive lawn easily accommodates family recreation, including a dedicated children's play area with a climbing frame, slide, and trampoline, making it a perfect, versatile space for modern family life

Services

Mains electric, water and drainage are connected. Gas central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– F

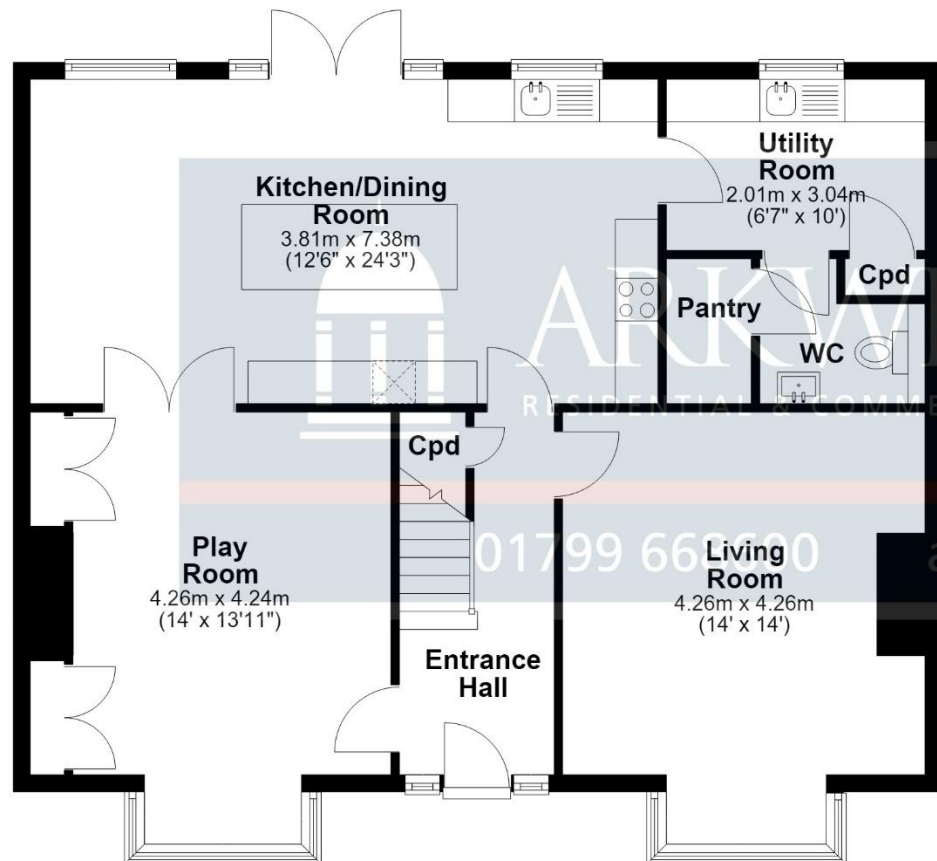
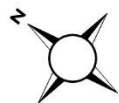






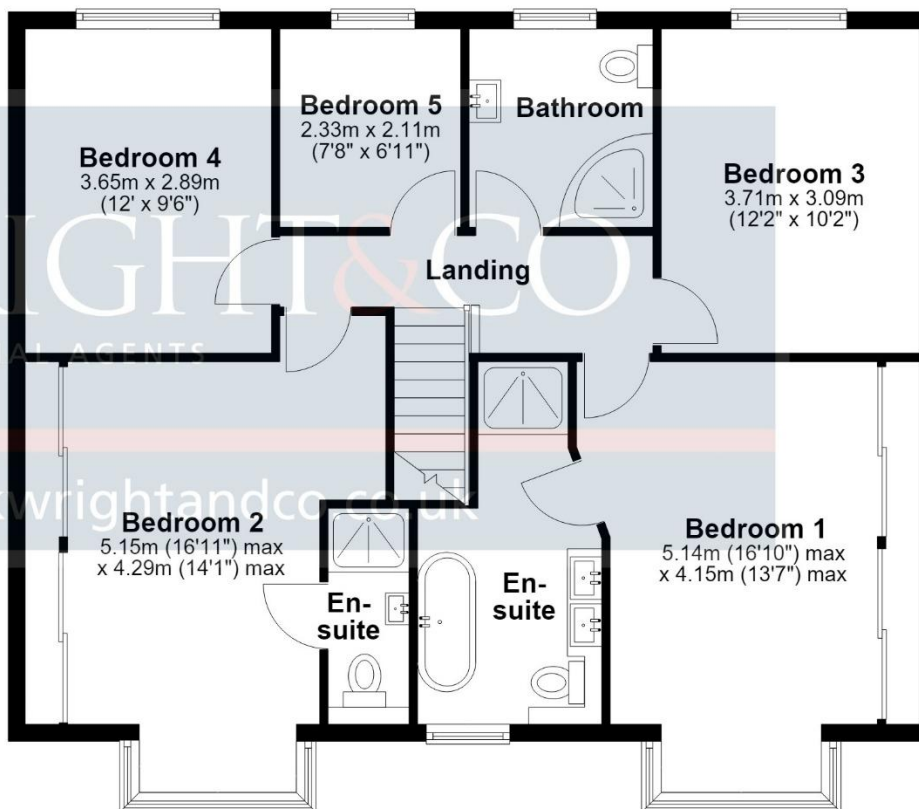
Ground Floor

Approx. 89.0 sq. metres (957.9 sq. feet)



First Floor

Approx. 88.3 sq. metres (950.7 sq. feet)



Total area: approx. 177.3 sq. metres (1908.6 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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