



Duck End, Finchingfield, CM7 4ND

**CHEFFINS**



## Duck End

Finchingfield,  
CM7 4ND

- Idyllic village location
- Grade II Listed residence
- Four bedrooms
- 0.2 of an acre plot
- Large driveway and garage
- Secluded garden

An characterful Grade II Listed home situated in an idyllic village location. The property offers well proportioned accommodation and a wealth of period features. In addition there is a large block paved driveway, garage and a secluded rear garden.

4 2 2

**Guide Price £585,000**







## LOCATION

Finchingfield is a sought-after village offering local shops, a post office and pubs, churches and a village primary school. Local buses connect the village to nearby towns and surrounding villages including Braintree, Great Bardfield, Saffron Walden and Great Dunmow. A school bus service is provided to the Tabor secondary school in Braintree, Helena Romanes secondary school at Great Dunmow and the County High School in Saffron Walden. Mainline train services are available from Braintree to London Liverpool Street on the Colchester line or alternatively from Stansted, Audley End, Bishops Stortford or Elsenham on the Cambridge line. Stansted Airport and the M11 are approximately 16 miles to the west and fast access is available on the new A120 dual carriageway.

## GROUND FLOOR

### RECEPTION HALL/SNUG

Entrance door, window to the side aspect and staircase rising to the first floor. Doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and understairs storage.

### SITTING ROOM

Feature fireplace and window to the front aspect. Door to:

### DINING ROOM

Feature fireplace, window to the side aspect and glazed French doors to the rear aspect. Door to:

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base units with butler sink, space and plumbing for washing machine and dishwasher, space for Aga, space for electric cooker and an American style fridge freezer. Windows to the rear and side aspects and part-glazed door to the outside space. Door to:

### PANTRY

With fitted shelving.

## FIRST FLOOR

## LANDING

Doors to adjoining rooms, built-in linen cupboard and Velux window providing a good degree of natural light.

### BEDROOM 1

Window to the side aspect and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, roll-top bath and obscure glazed window to the rear aspect.

### BEDROOM 2

Window to the side aspect.

### BEDROOM 3

A vaulted room with window to the front aspect.

### BEDROOM 4

Window to the side aspect and access to the loft space.

## SHOWER ROOM

Comprising pedestal wash basin, low level WC, shower enclosure and window to the side aspect.

## OUTSIDE

The property is approached via a block paved driveway providing off-street parking and access to the garage. Wrought iron railings enclose the front and side gardens which are laid to lawn. There is gated access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining and tree and hedges bordering providing a good degree of seclusion.

## GARAGE

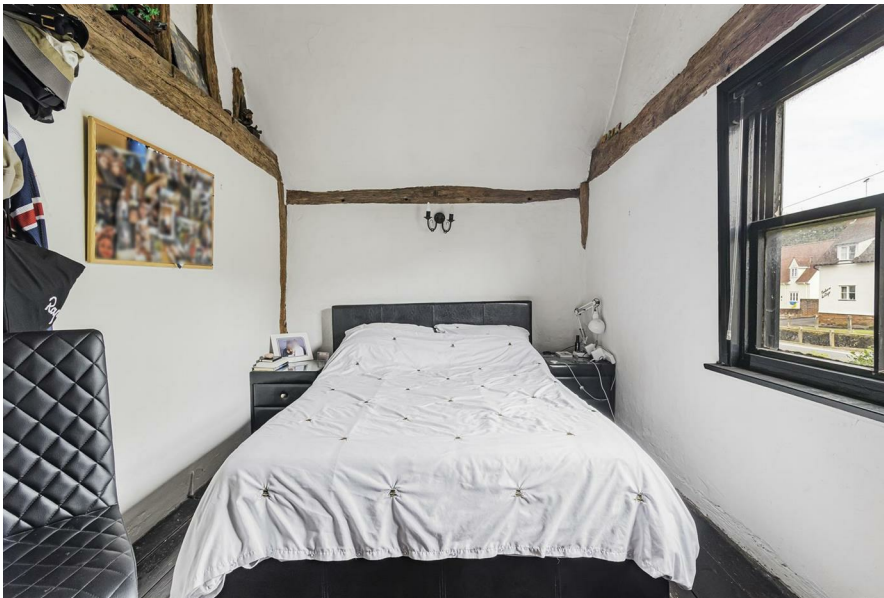
A pair of timber doors provide vehicular access, personal door to the side aspect, power and lighting connected and eaves storage space.

## VIEWINGS

By appointment through the Agents.







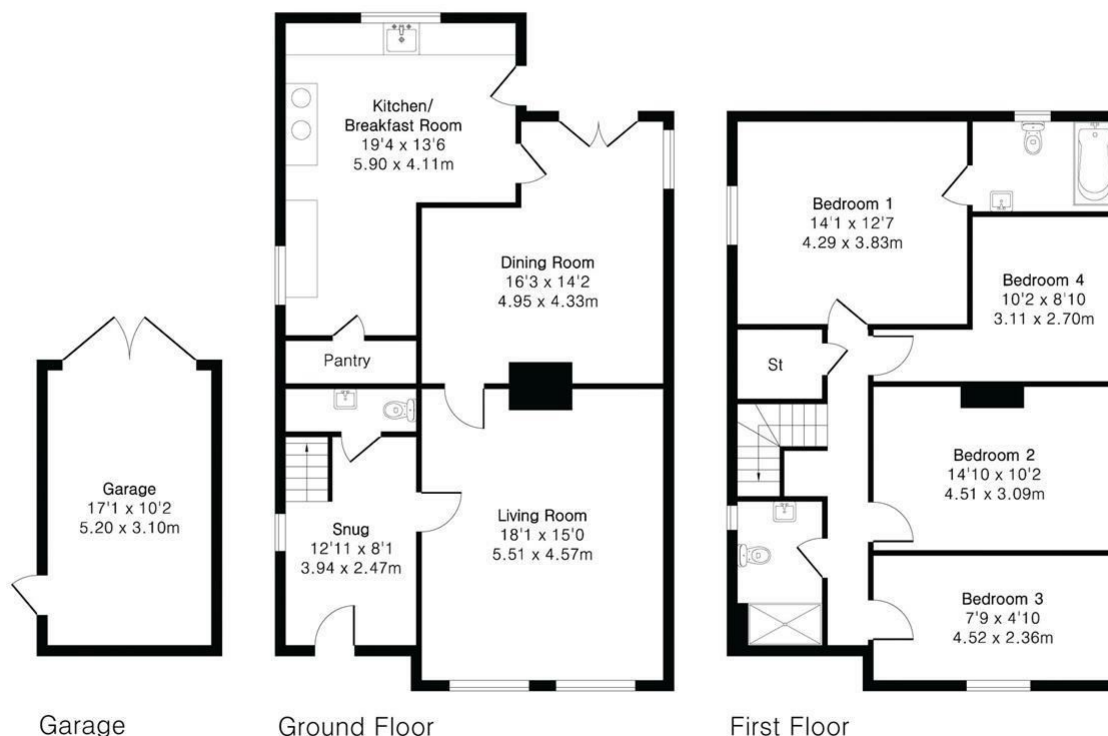


**Approximate Gross Internal Area 1673 sq ft - 156 sq m  
(Excluding Garage)**

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 793 sq ft – 74 sq m

Garage Area 174 sq ft – 16 sq m



Guide Price £585,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Braintree

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)



**CHEFFINS**

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.