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## Mill House

Wicken Bonhunt | Saffron Walden | Essex | CB11 3UG

Guide Price: £799,500



# An attractive and surprisingly spacious Grade II listed 4 bedroom cottage, occupying a prime position in the heart of this highly sought after village.

## ACCOMMODATION

A beautiful 4-bedroom Grade II listed period cottage of immense character believed to originally date back to the 17th Century. The property has been heavily extended and greatly improved by the current owners to provide a wonderful combination of original period features and cottage charm, together with an excellent degree of modern practicality. The property occupies a pleasant position in the heart of this picturesque village and benefits from a pretty landscaped garden with the addition of two garages to rear of the property, providing ample off-road parking. In detail, the accommodation comprises;

## THE GROUND FLOOR

Accessed via a small part glazed entrance porch.

### DINING ROOM 15'4" x 13'10" (4.67m x 4.21m)

Attractive stone flooring, original brick inglenook fireplace, tiled hearth, exposed timbers, under stairs storage cupboard, original window to front aspect with secondary glazing, stairs rising to first floor, doors to:

### SITTING ROOM 20'5" x 16'3" (6.23m x 4.96m)

Original window to front aspect with secondary glazing, Victorian fireplace with cast iron surround, brick flooring, exposed beams, radiator, raised snug/office area with window to the rear aspect.

### KITCHEN 16'10" x 11'9" (5.13m x 3.60m)

Country style kitchen fitted with a range of base and eye level units with solid oak work surface incorporating a ceramic butler sink. There is space for an electric cooker with extractor above, space for a fridge and a dishwasher, tiled splash back, tiled flooring, large pantry cupboard and a large storeroom with plumbing for a washing machine (6'7" x 5'7"). The kitchen opens through to:

### BREAKFAST ROOM 21'8" x 8'2" Max (6.60m x 2.48m max)

With vaulted ceiling, tiled flooring with under floor heating, large full height storage cupboard, French doors leading to the rear terrace, door leading to side entrance passage, doors leading to:-

### REAR LOBBY/UTILITY ROOM 6'9" x 4'11" (2.05m x 4.19m)

Window to rear aspect, tiled flooring, space and plumbing for a washing machine and tumble dryer, gas central boiler (installed January 2026) door to:-

### CLOAKROOM

Comprising WC, wash hand basin, window to rear aspect, tiled flooring, radiator.

### REAR HALLWAY

Doors leading to side passageway and driveway, doors leading to:

### BEDROOM FOUR 14'2" x 10' (4.33m x 3.04m)

Vaulted ceiling, window to side aspect, underfloor heating.

### FAMILY BATHROOM 9'2" x 5'11" (2.40m x 2.03m)

Comprising of suite with a panel bath, wash hand basin, fully tiled enclosed shower cubicle with electric power shower, WC, window to rear aspect, tiled floor with under floor heating.

### FAMILY ROOM 38'6" x 18'2" (11.75m x 5.54m)

Vaulted room set over two levels, with three windows to one side and another large window and French doors to the other, providing access to the rear garden. The room benefits from oak engineered flooring throughout, and 4 wall mounted electric storage heaters.

## FIRST FLOOR

### SPLIT LEVEL LANDING

With exposed wood flooring and timbers to the walls, radiator, airing cupboard and doors leading to:

### BEDROOM ONE 16'8" x 14'8" (5.08m x 4.48m)

Original window to front aspect with secondary glazing, chimney breast and fireplace, exposed beams, radiators.

### BEDROOM TWO 10'6" x 8'11" (3.20m x 2.70m)

Original window to front aspect with secondary glazing, exposed wood flooring, exposed timbers to walls, radiator.

### BEDROOM THREE 11'3" x 10'01" (3.43m x 3.09m)

Windows to rear and side aspects, radiator.

### FAMILY BATHROOM 7'11" x 6'8" (2.40m x 2.03m)

Comprising of bath with shower attachment over and glass screen, wash hand basin, WC, window to the rear aspect, ladder radiator.

## OUTSIDE

The property is set back from the road behind a pretty low-level brick wall with wrought iron fencing and gate. There is a small front garden with mature bushes, shrubs and path leading to the front door. To the rear of the property is an enclosed landscaped garden over split levels, including a paved area, ideal for Al Fresco dining, with steps leading up to the main garden area, which includes two lawned areas together with a variety of mature trees, shrubs and bushes, and a selection of well stocked flower beds. There are two garden sheds and a gate that provides access to a rear driveway with two useful garages, one with power connected.

## LOCATION

Mill House is situated in the heart of this popular village, set amongst pleasant open countryside on the Essex/Hertfordshire border. The village is conveniently located for the commuter to London by road, either via junction 8 or 9 of the M11 and into Hertfordshire towards the A10 at Buntingford. Nearby train services into London's Liverpool Street are available at either Newport or at Audley End. There is a very popular pub, The Coach and Horses which includes the Thai restaurant, Ananta along with the thirteenth century Church of St Margaret. Other facilities including schooling are available in the nearby villages of Clavering and Newport. The market town of Saffron Walden is within 5 miles offering a good range of shops and private schools. More extensive facilities are available in either Cambridge or Bishops Stortford.

**SERVICES:** Mains electricity, water and drainage are connected. The central heating is gas fired

**EPC Band:** N/A



## Mill House

Approximate Gross Internal Area : 253.60 sq m / 2729.72 sq ft (Excluding Garage)  
 Illustration for identification purposes only, measurements are approximate, not to scale.

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



