



Debden Green, CB11 3LX

CHEFFINS

Debden Green,
CB11 3LX

- Substantial refurbished barn conversion
- Accommodation approaching 5,000 sqft
- Self-contained annexe
- Indoor swimming pool
- Double garage and extensive gravelled driveway
- Semi-rural location

A substantial barn conversion with accommodation approaching 5,000 sqft, incorporating a self-contained annexe space and pool room. In addition to the main residence is a large detached garage, together with a good sized garden enjoying views over the adjoining countryside.

6 4 4

Guide Price £1,250,000





LOCATION

Debden Green is surrounded by open countryside and is close to the much sought-after and highly regarded village of Debden which offers an excellent primary school, village shop and post office, pub, restaurant, recreational ground with tennis courts and a fine church. The historic town of Thaxted is just 2.5 miles away offering an array of shops and eateries. The main market town of Saffron Walden is located 6 miles away providing excellent shopping, schooling and recreational facilities. Mainline railway stations can be accessed via Elsenham and Newport (both approximately 5 miles) and Audley End (approximately 7 miles) providing a frequent service to London's Liverpool Street, via Tottenham Hale and northbound to Cambridge and Ely. The M11 is accessed at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

Sibbards Farm has undergone an extensive refurbishment incorporating:

- Replacement cast iron period style radiators
- Burlington sanitary fittings
- New light fittings
- Redecorated and recarpeted throughout
- New kitchen

GROUND FLOOR

ENTRANCE HALL

Entrance door with windows to either side, natural stone flooring which extends through to the adjoining rooms.

CLOAKROOM

Comprising low level WC, wash basin, exposed timber and obscure glazed window.

DINING ROOM

A versatile, multi-purpose room with staircase rising to the first floor with galleried landing, impressive full-height glazing to the front aspect, together with a pair of glazed doors leading to the rear garden and terrace.

SITTING ROOM

A dual aspect room with windows to the rear and side aspects, together with glazed door providing access to the outdoor space. Open fireplace with exposed brickwork.

KITCHEN/BREAKFAST ROOM

A well-proportioned room, the kitchen comprises an extensive range of base and eye level units, together with a large central island with breakfast bar area, hob, double oven, full height fridge and freezer, integrated dishwasher, twin bowl ceramic sink unit and solid woodblock worksurface. Door to:

GARDEN ROOM

A dual aspect room with views over the adjoining garden and countryside beyond, together with a pair of glazed doors providing access to the outdoor space.

INNER HALLWAY

Door providing access from the driveway. This hallway could also provide independent access for a self-contained annexe, incorporating the following rooms.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, butler sink, space for washing machine and a pair of glazed doors providing access to the outdoor space.

RECEPTION ROOM

Full height windows overlooking the driveway and a pair of glazed doors providing access to the rear garden. Kitchen area with base and eye level units with worktop space over, oven with hob above, sink unit and door leading through to the pool room.

SHOWER ROOM

Comprising shower enclosure, low level WC and vanity wash basin.

BEDROOM

Window to the rear aspect overlooking the garden and countryside beyond.

FIRST FLOOR

GALLERIED LANDING

Staircase rising to the second floor with understairs storage cupboard.

BEDROOM 1

A dual aspect room with windows overlooking the driveway and garden to the rear, fitted wardrobes and door to:

EN SUITE

Comprising walk-in shower enclosure, pedestal wash basin, low level WC, part-panelled walls and window overlooking the garden.

BEDROOM 2

Windows to the front overlooking the driveway, built-in wardrobes and a pair of doors leading to:

BEDROOM 3

A pair of windows to the side aspect, fitted desk area and wardrobe and door providing independent access from the landing.

BATHROOM

Comprising contemporary free-standing bath, large walk-in shower enclosure, pedestal wash basin, WC and wood panelled walls. A pair of skylights overlooking the garden.

SECOND FLOOR

LANDING

Large walk-in storage cupboard.

BEDROOM 4

A split-level room with understairs storage cupboards and steps leading up to the upper level which enjoys panoramic views over the garden and surrounding countryside.

BEDROOM 5

Windows to the side aspect.

POOL ROOM

With heated swimming pool, a number of windows and glazed doors providing an abundance of natural light.

DETACHED GARAGE

An oversized double garage accessed via a pair of timber doors to the front and rear, with power and lighting connected.

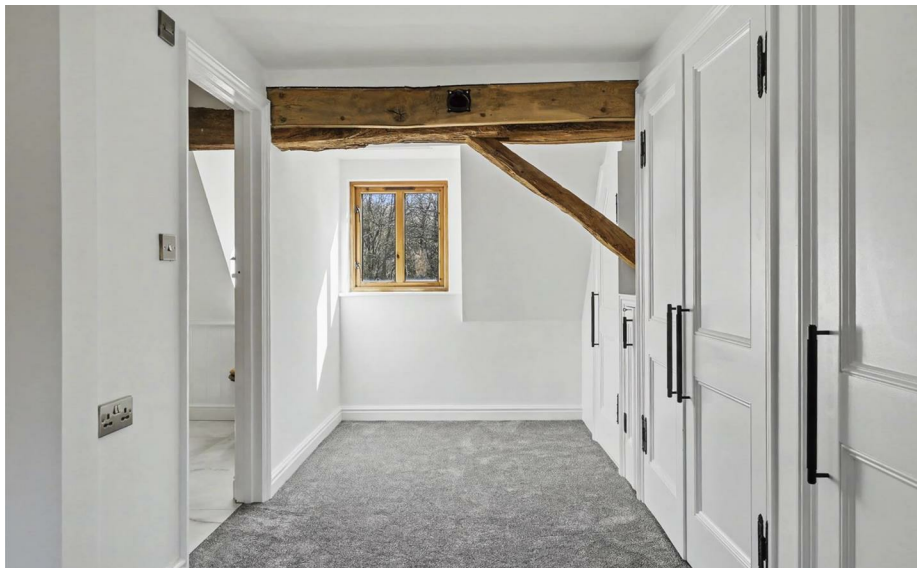
OUTSIDE

The property is accessed via a pair of five-bar gates, in turn leading to a large gravelled driveway with an attractive central island. There is a paved terrace to the front of the barn and adjoining annexe. The garden is mainly laid to lawn with a large paved terrace providing an outdoor entertaining space.

VIEWINGS

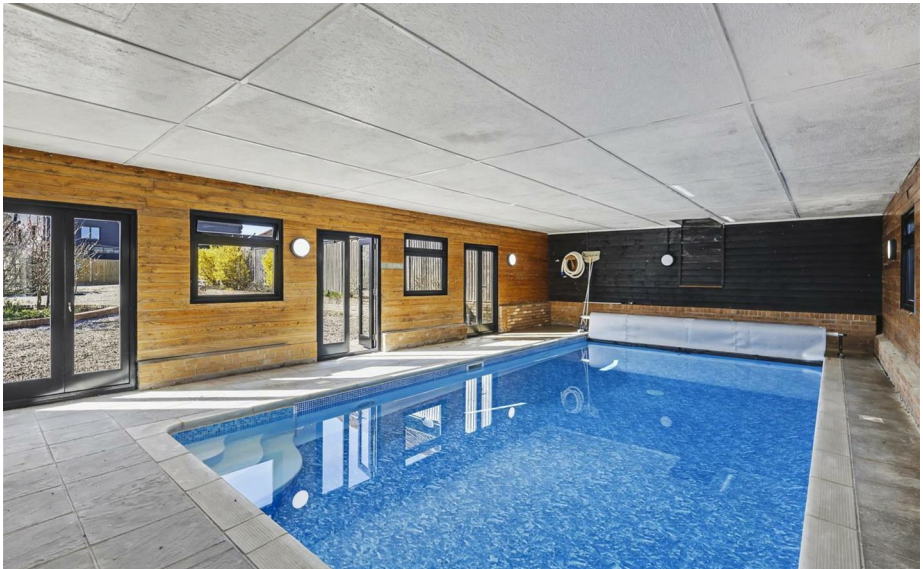
By appointment through the Agents.












Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £1,250,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



Approximate Gross Internal Area
453.80 sq m / 4884.66 sq ft
(Excludes Garage)

Garage Area 58.50 sq m / 629.68 sq ft

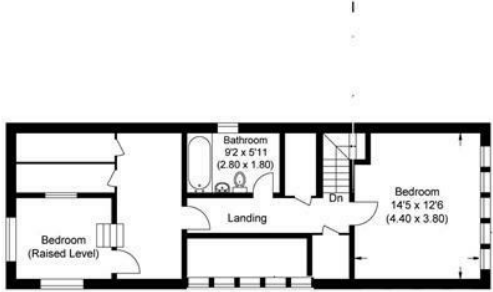
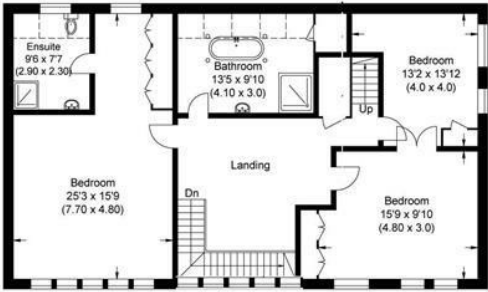


Illustration for identification purposes only, measurements are approximate, not to scale.



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>.

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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.

