



3 Kents Yard, Littlebury
CB11 4XU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Kents Yard

Littlebury | Essex | CB11 4XU

Guide Price £445,000

- Exceptional living space featuring a sitting room with a wood burning stove, a high-specification kitchen, and a stunning vaulted garden room
- A charming rear garden with gated access leading to the carport providing dedicated off-road parking for two vehicles
- Elegant bedrooms and bathrooms including a principal bedroom with a stylish en-suite shower room, plus a contemporary family bathroom
- Just 5 minutes from Saffron Walden and Audley End station with mainline services to London Liverpool Street and Cambridge

The Property

This beautifully re-fitted two-bedroom, two-bathroom home offers sophisticated mews-style living in the heart of Littlebury, just a five-minute drive from Saffron Walden and mainline train station. The property is finished to an exceptional standard throughout and benefits from a private landscaped rear garden, and a carport providing off-road parking for two vehicles.

The Setting

Kents Yard is a small, private development in the charming village of Littlebury, nestled in north-west Essex just 1.5 miles from Saffron Walden and around 12 miles from Cambridge. Saffron Walden is renowned for its period architecture, strong community feel and outstanding schooling, including the well-regarded Saffron Walden County High School. The town centre offers a charming mix of independent boutiques, cafés and restaurants, alongside everyday conveniences and a regular market held in the impressive medieval Market Square. In addition, there are plenty of green spaces and leisure, with nearby access to Bridge End Garden, Audley End House and its extensive parkland, as well as a network of scenic countryside walks that surround Saffron Walden. Despite its tranquil feel, the area is exceptionally well connected: Audley End station provides a fast and frequent service to London Liverpool Street and Cambridge, while road links via the M11 offer straightforward access to Stansted Airport and beyond. Local amenities include the historic Holy Trinity Church and proximity to the River Cam and Audley End House. Transport links are excellent: Audley End station (2.1 miles away) provides direct train services to London Liverpool Street in approximately 55 minutes and to Cambridge in just 15 minutes. By car, central Cambridge is about 30 minutes away via the A11, and London can be reached in around 75 minutes via the M11.

The Accommodation

The ground floor welcomes you with a small entrance hall leading into a beautifully presented and light-filled living space, beginning with a charming sitting room centered around an inviting fireplace with a wood burning stove, flanked by bespoke fitted cabinetry and elegant shutters. This flows into a thoughtfully designed breakfast area featuring a versatile central island with a solid timber worktop, which serves as a natural transition to the modern kitchen. Re-fitted





to a high standard, the kitchen boasts sleek white gloss cabinetry, integrated Bosch appliances, and stylish subway tiling. To the rear, the impressive garden room acts as a stunning focal point, flooded with natural light via a large, vaulted roof light and offering a panoramic view of the garden and French doors.

The first floor continues the home's exceptional standard of finish, centering around a bright landing that leads to two well-proportioned double bedrooms. The principal bedroom is a tranquil retreat featuring integrated storage and a stylish en-suite shower room, which is elegantly appointed with patterned floor tiling, metro wall tiles, and contemporary brass fixtures. The second bedroom is equally charming, currently utilized as a comfortable guest room with elegant wallpaper and bespoke plantation shutters. Serving both rooms is a modern family bathroom, meticulously designed with a wood-topped vanity ledge, a full-length bath and crisp white tiling throughout.

Outside

Externally, the property is situated within a charming mews-style setting, featuring an attractive facade with a light blue timber front door set beneath a pitched storm porch. To the front, a flint and brick wall encloses a neat garden area with a paved pathway leading to the entrance. To the rear, the private garden has been thoughtfully landscaped to include a central lawn with stepping stones, bordered by mature shrubs and timber fencing, creating a tranquil outdoor



retreat. A gated pathway at the foot of the garden provides convenient access to the driveway which leads to a substantial timber-framed carport, which provides sheltered off-road parking for two vehicles.

Services

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

Tenure – Freehold

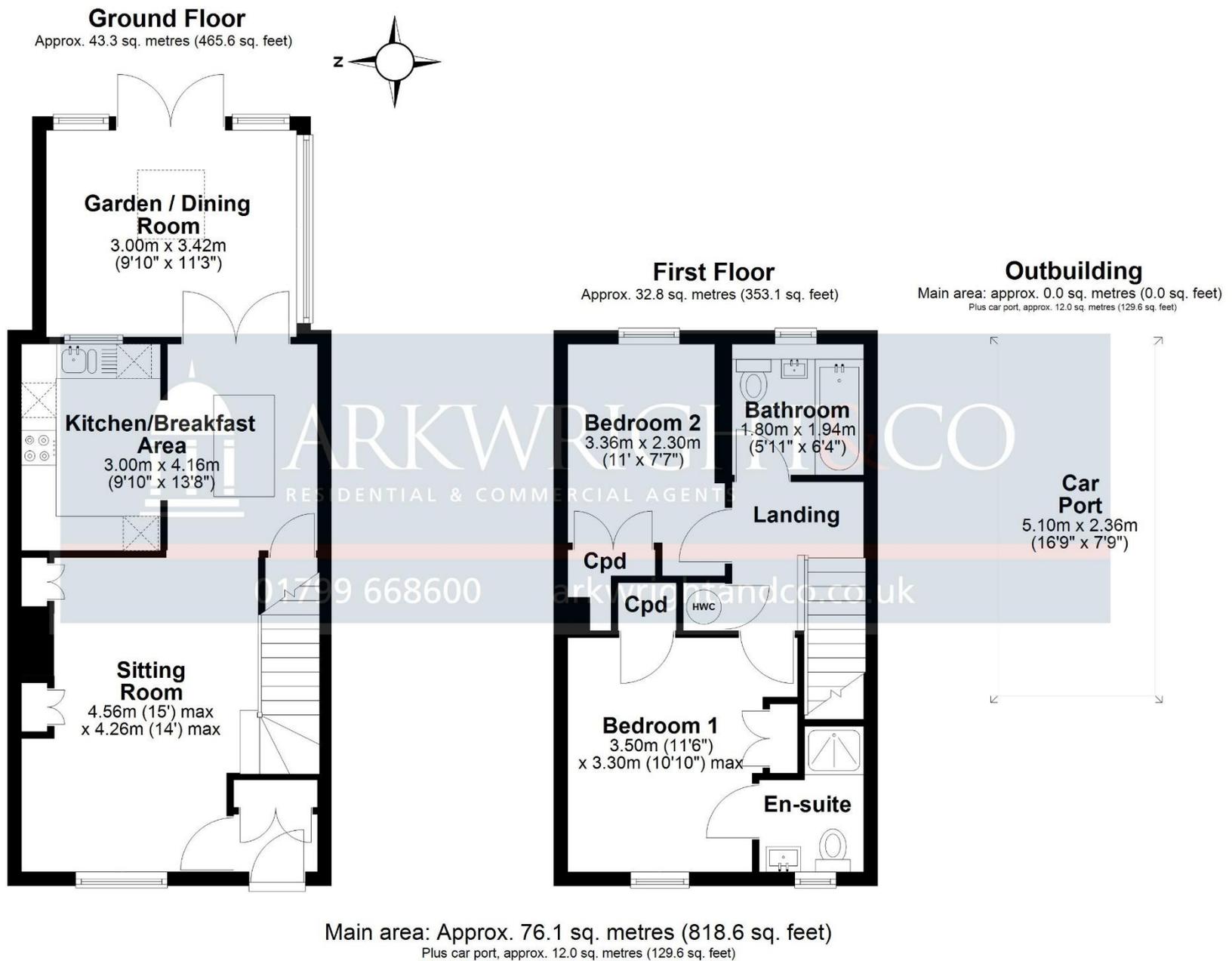
Property Type – Terraced

Property Construction – Brick built with tiled roof and rendered finish

Local Authority – Uttlesford District Council

Council Tax – D





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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS