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## The Spinney

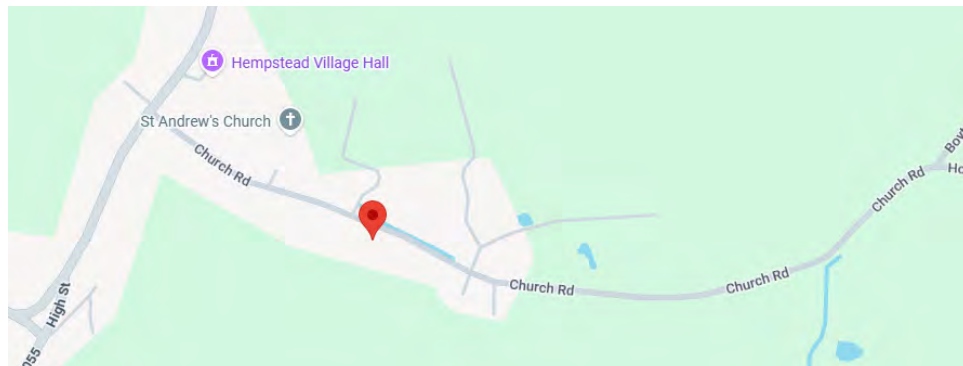
Hempstead, Nr. Saffron Walden, Essex

# The Spinney

Church Hill, Hempstead, Nr. Saffron Walden, Essex CB10 2PA

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A spacious three bedroom detached bungalow situated in a village location within a short drive of Saffron Walden. The property enjoys off-road parking for multiple vehicles, a car port with loft storage, offering scope for additional living space (subject to the necessary planning consents) and generous gardens.



- Spacious detached bungalow
- Village location
- Within a short drive of Saffron Walden
- Off-road parking for multiple vehicles
- Car port with loft storage, offering scope for additional living space (subject to the necessary planning consents)
- Generous gardens

## INTERIOR

Entrance into HALLWAY a spacious hallway with storage cupboard and doors leading off. SITTING ROOM Accessed via French doors leading from the hallway with window to the rear aspect and doors leading out to the side. KITCHEN comprehensively fitted with a range of wall and base units under worktop with a 1.5 bowl stainless steel sink inset. Integrated appliances include a NEFF eye-level double oven and electric hob. Breakfast Bar and plenty of space for dining table and chairs. Door to DINING ROOM with personnel door to the Garage, window to the rear aspect and door leading to the garden. BEDROOM 1 a generously proportioned double bedroom, with a range of fitted wardrobes, window to the side aspect and En-Suite consisting of a tiled shower cubicle, pedestal sink and WC. BEDROOM 2 with window to the side aspect. BEDROOM 3 with window to the side aspect. SHOWER ROOM comprising a panelled bath with shower attachment over, tiled shower cubicle, WC and pedestal sink unit. Part panelled walls and Tiled flooring.

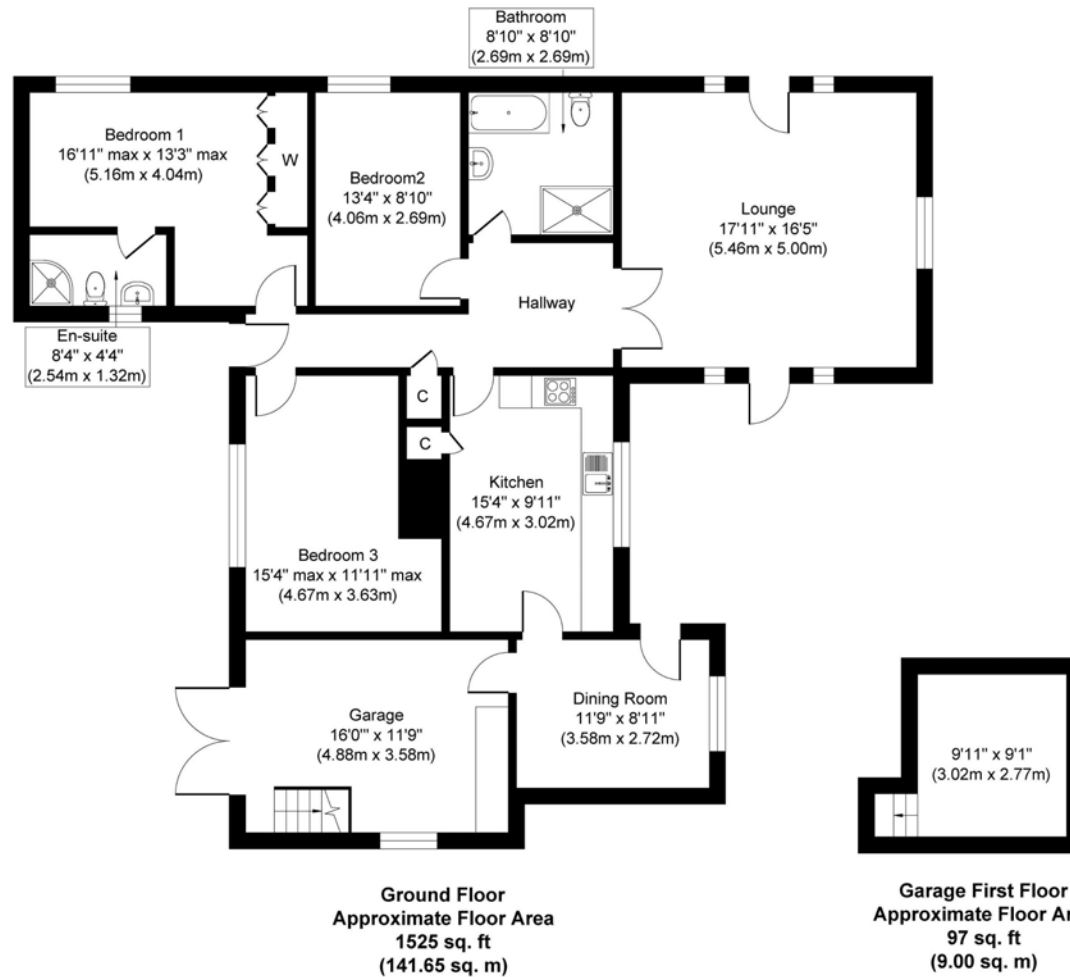


## EXTERIOR

A five bar gate opens onto the gravelled driveway, providing parking and turning for multiple vehicles. CAR PORT with additional loft storage, offering potential scope for additional living accommodation, subject to the necessary planning consents. The gardens to the property wrap around on all sides and comprise a mix of traditional lawns and terraces, ideal for Alfresco entertaining. Steps lead up to a veranda terrace for which a Summer House is located providing panoramic views.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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# Hempstead, Essex

Hempstead is a small village and civil parish in the Uttlesford district of Essex, and is known for its peaceful and tranquil atmosphere with its historic church, St. Andrew's dating back to the 12th century which is a beautiful example of Norman architecture. Hempstead is located near the popular market town of Saffron Walden (7 miles) and for the commuter, the nearby Audley End railway station (8 miles) with services arriving at London Kings in just over an hour.

## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating.  
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ER. Telephone: 01799 510510.

COUNCIL TAX BAND: D. £2,333.82 per annum.

PROPERTY POSTCODE: CB10 2PA.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload.  
Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: None.

ASBESTOS/CLADDING: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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