



The Croft, Fallowden Lane
CB10 2PT



ARKWRIGHT & CO
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The Croft

Fallowden Lane | Ashdon | CB10 2HL

Guide Price £795,000

- Charming Grade II listed five-bedroom period, detached cottage with traditional thatched roof and authentic exposed timber beams
- Expansive floorplan that includes a kitchen/breakfast room, a study, and multiple reception rooms
- Ground floor shower room and first floor bathroom
- Traditional cobbled driveway, ample off-street parking and two separate detached garages
- Landscaped outdoor space which includes a rear garden thoughtfully designed with a manicured lawn and a secluded patio area
- Offered with no upward chain

The Property

The Croft is a charming, Grade II listed, five-bedroom two-bathroom detached period cottage with a substantial, wrap around rear all set against a backdrop of serene, uninterrupted views of the surrounding countryside. There are two detached garages and ample off-street parking, offered with no upward chain.

The Setting

The Croft is situated in the highly regarded village of Ashdon, a picturesque community nestled on the Essex/Cambridgeshire border that offers a rural lifestyle with the convenience of modern amenities. The village itself boasts an excellent primary school, a nursery, the historic All Saints Church, a community-run museum, and the popular Rose & Crown public house. For more extensive shopping and recreational needs, the thriving medieval market town of Saffron Walden is located just 4 miles away, providing a diverse array of independent boutiques, cafes, and supermarkets. Excellent transport links are within easy reach; Audley End mainline station is approximately 7 miles distance, offering regular fast services to London and Cambridge, while the M11 motorway and London Stansted Airport are both conveniently accessible for broader travel.





The Accommodation

The ground floor of this charming residence offers a wealth of characterful living space, beginning with a welcoming entrance hall that leads into a delightful snug featuring exposed ceiling beams and a large window overlooking the gardens. At the heart of the home, the impressive sitting room showcases a magnificent inglenook fireplace with a heavy beam and extensive period timbering, creating a warm and historic atmosphere. Adjoining this is a versatile study and a practical rear lobby that provides access to a well-appointed shower room. The spacious kitchen/breakfast room is fitted with a range of traditional timber units, and integrated appliances, including a double oven and hob, all while maintaining a bright aspect with views of the exterior.

The first-floor accommodation is equally impressive, centered around a spacious landing that reveals the home's historic soul through exposed wall timbers and original floorboards. The principal bedroom is a substantial dual-aspect suite featuring vaulted ceilings, integrated storage, and a traditional timber latched door.



Four further well-proportioned bedrooms offer versatile family living, including bedroom two and bedroom three both of which retain charming period details such as decorative timbering and cottage-style windows.

Serving the bedrooms is a generous family bathroom fitted with a classic suite comprising a bath, washbasin, and bidet, all accented by patterned tiling that mirrors the ground floor's aesthetic. Additional practicalities include several built-in cupboards and a dedicated space for the hot water cylinder, ensuring this substantial home remains as functional as it is historic.

Outside

The outside setting of the property begins with a welcoming frontage featuring a manicured lawn and a traditional cobbled driveway that provides ample off-street parking and leads directly to the front garage.

A charming timber door set within a tiled porch serves as the main entrance, while a small side lawn is bordered by mature hedging and greenery, ensuring privacy from the road.

Following the driveway around to the side and rear, you pass a second, larger side garage and a secluded patio area ideal for outdoor dining. This leads into a substantial, wraparound rear garden primarily laid to lawn and fully enclosed by tall, dense hedgerows.

The garden is thoughtfully landscaped with flower beds, a vegetable patch and a small orchard area.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – 17th century or earlier 'T' shaped two storey thatched house, timber framed and plastered

Local Authority – Uttlesford District Council

Council Tax – D

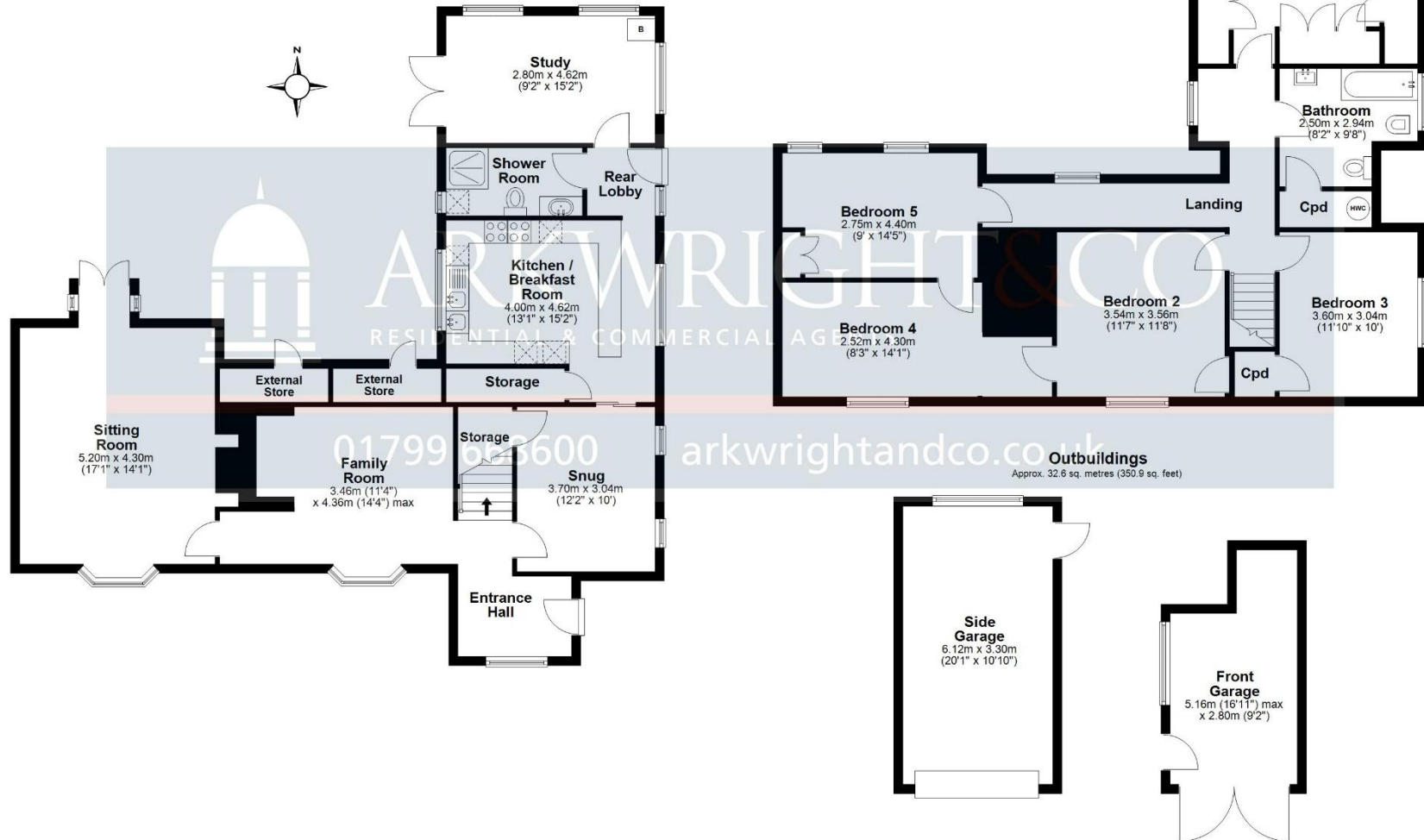






First Floor
Approx. 102.4 sq. metres (1101.7 sq. feet)

Ground Floor
Main area: approx. 101.5 sq. metres (1093.1 sq. feet)
Plus external store, approx. 3.6 sq. metres (38.5 sq. feet)



Main area: Approx. 236.5 sq. metres (2545.7 sq. feet)
Plus external store, approx. 3.6 sq. metres (38.5 sq. feet)

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.



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