



The Druce, Clavering  
CB11 4QP



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Druce

Clavering | Saffron Walden | CB11 4QP

Guide Price £775,000

- Quintessential Grade II listed thatched cottage, believed in part to date back over 600 years
- Beautifully proportioned accommodation rich in period features and original character
- Established gardens with open countryside beyond
- Peaceful village setting moments from excellent local amenities and countryside walks
- Three double bedrooms and two immaculate bathrooms
- Excellent commuter links via Newport and Audley End stations to London and Cambridge

## The Property

Set within one of the most admired pockets of the village, on a quiet no through road, The Druce is a charming three bedroom, Grade II listed thatched cottage of immense character and historic significance, believed in part to date back over 600 years. Occupying a delightful position within the heart of Clavering, the house enjoys landscaped gardens and open countryside beyond.

## The Setting

Situated on a quiet residential no through road, within the highly regarded village of Clavering, The Druce offers an exceptional balance of peaceful village life and modern convenience. Residents are just a short walk from a range of premium local amenities, including the historic, wisteria-clad The Cricketers pub—once the childhood home of Jamie Oliver and the traditional Fox & Hounds pub. The village is well-served by a convenient pre-school and primary school, well-stocked village shop, post office, and a bustling village hall, all framed by an extensive network of scenic footpaths across the Essex countryside. For a wider selection of boutique shops and supermarkets, the market town of Saffron Walden is only a 15-minute drive away. Commuters are perfectly positioned with both Newport and Audley End railway stations located within a 10 minute radius, providing direct, high-speed rail links to London Liverpool Street (approx. 55 minutes) and Cambridge (approx. 20 minutes), while the M11 (J8) is easily accessible for journeys further afield.

## The Accommodation

The accommodation at The Druce unfolds with a wonderful sense of history and quiet grandeur, where centuries-old craftsmanship is evident at every turn. Exposed timbers, softly uneven floors and deep-set windows create an atmosphere that feels both intimate and reassuring — a home that has evolved gracefully over generations. The principal reception rooms are rich in character, with impressive beams. An atmospheric sitting room has its own log burner — the perfect





setting for winter evenings by the fire. Views across the gardens and towards open countryside beyond reinforce the home's rural credentials.

A separate family room provides a wonderfully convivial space for entertaining, centred around a substantial inglenook fireplace, its brick surround and heavy bressummer beam forming a natural focal point. Period detailing continues throughout, with exposed framework and sympathetic finishes complementing the cottage's heritage. The kitchen is both practical and inviting — thoughtfully arranged to serve everyday family life while retaining the warmth and charm expected of a home of this era. Generous preparation space and traditional cabinetry sit comfortably alongside the historic fabric of the building, while adjoining areas provide useful ancillary storage and functionality.

Upstairs, the bedrooms continue the story of the house. Well-proportioned and filled with character, they enjoy attractive aspects over the surrounding gardens and village rooftops. The principal bedroom offers an especially charming retreat, with exposed timbers and a peaceful outlook. The remaining bedrooms provide flexibility for family living, guests or home working, all served by well-appointed bath and shower facilities.



## Outside

The Druce is embraced by beautifully established gardens, creating a rare sense of space and seclusion at the very heart of the village. The positioning is exceptional — with open countryside beyond and the gentle influence of the nearby River Stort adding to the tranquillity of the setting.

The gardens are predominantly laid to lawn, framed by mature hedging, shrubs and seasonal planting that provide colour and texture throughout the year. Carefully tended borders soften the elevations of the cottage, while specimen trees, including a beautiful old apple tree, create dappled shade during the warmer months and reinforce the sense of maturity and permanence.

There is a wonderful fluidity between house and garden — doors opening onto sheltered seating areas that lend themselves perfectly to outdoor dining, relaxed summer evenings and larger gatherings alike. The grounds feel private yet not isolated, offering that enviable balance of village life with countryside outlook.

The orientation ensures sunlight moves beautifully across the garden throughout the day, illuminating the thatched roof and historic elevations in a way that feels quintessentially English. From almost every angle, the house and garden complement one another — a setting that enhances the cottage's architectural charm rather than competing with it.

Backing onto open fields, the sense of outlook and breathing space is rare for a central village position. The result is a garden that feels both protected and expansive — ideal for families, keen gardeners or those simply seeking a peaceful rural retreat.

#### Services

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

Tenure – Freehold

Property Type – Semi - detached

Property Construction – Originally a C15-C16 three-bay hall house, altered in the C16 or C17. Roof thatched, half hipped at the north-west end.

Local Authority – Uttlesford District Council

Council Tax – F

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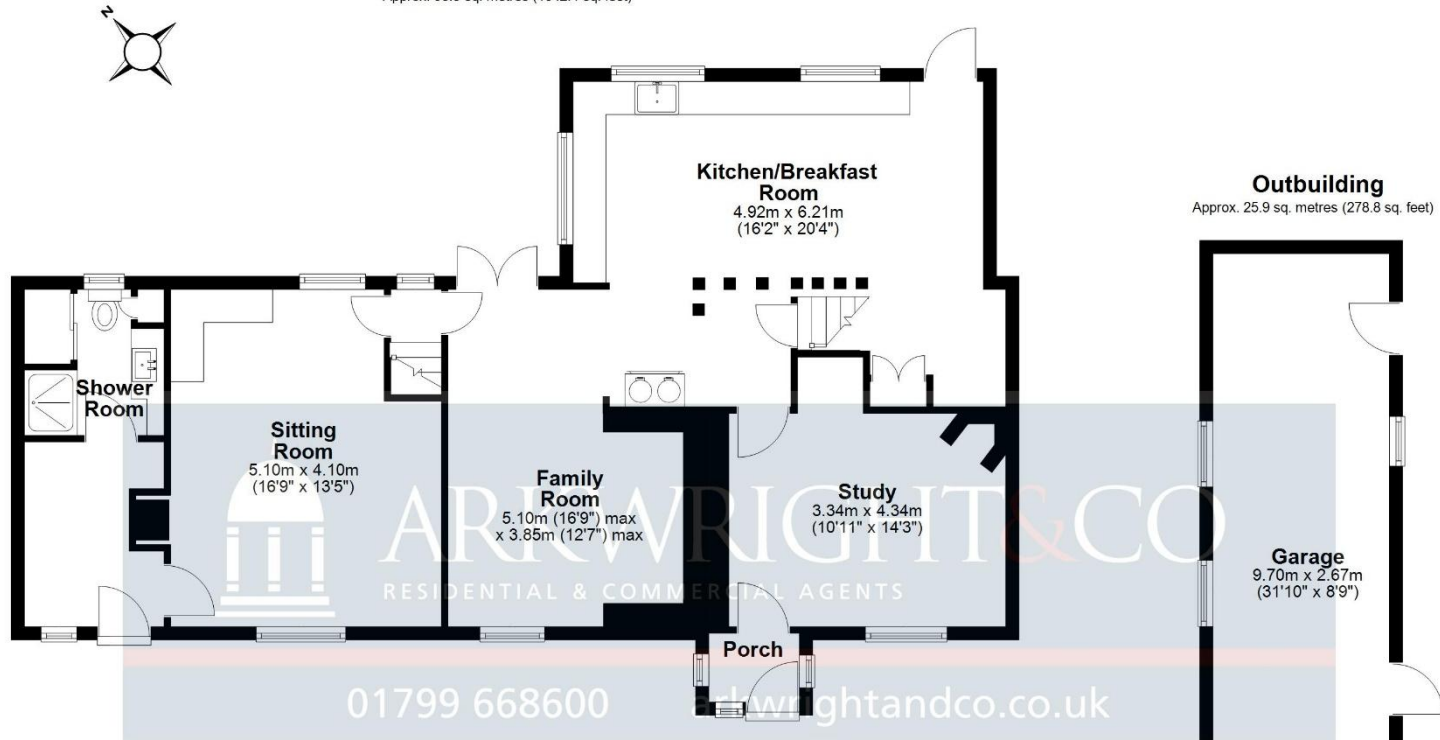






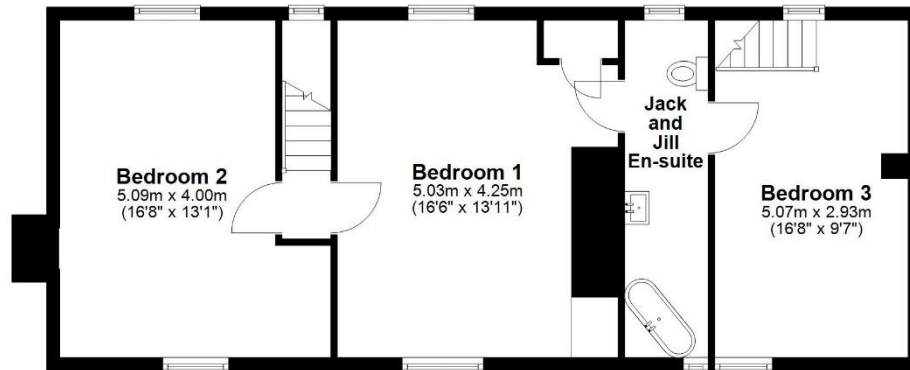
### Ground Floor

Approx. 96.8 sq. metres (1042.4 sq. feet)



### First Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 188.0 sq. metres (2024.0 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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