



Magnolia Cottage, Carmel Street
CB10 1PH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Magnolia Cottage

Carmel Street | Great Chesterford | CB10 1PH

Guide Price £750,000

- A charming three bedroom, two bathroom period home
- Wonderful characterful sitting room
- Open plan kitchen/dining area
- Large principal bedroom with dressing area/nursery
- Excellent size garden and secure walled terrace
- Double garage and ample off-road parking
- Self-contained annexe
- Detached versatile garden room
- Desirable village location within walking distance of amenities and mainline train station
- Offered with no upward chain

The Property

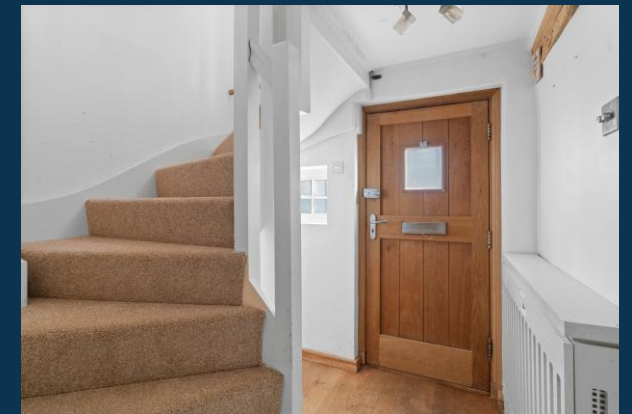
A delightful three bedroom, two bathroom character cottage believed to date back to the mid 1700's, ideally located in the heart of this picturesque and much sought after village. Occupying a surprisingly spacious plot benefiting from off road parking for up to four cars, a double garage, a courtyard garden as well as a good size enclosed private garden which extends to approximately 100ft. Offered with no upward chain.

The Setting

The highly regarded village of Great Chesterford provides a range of amenities including an excellent primary school, Days Food Hall with cafe, bakery and deli, providing all your essentials groceries and fresh produce, recreation ground with pavilion, hotel, public houses and railway station. It also has a thriving community centre and is served by buses to Cambridge and Saffron Walden. The market town of Saffron Walden with its shopping, schooling and recreational facilities is about 4 miles south and the nearest M11 access point is within 1 mile at Stumps Cross (junction 9 south only). London commuters are particularly well served by road or rail with services into Liverpool Street from Audley End Station in about 51 minutes. Services are available to King's Cross from Royston (14.5 miles) University city of Cambridge (approximately 12 miles).

The Accommodation

In detail the property comprises an entrance hall with hardwood floor, large under stairs storage cupboard and stairs rising to first floor. The shower room comprises W.C, wash hand basin with vanity unit under, shower enclosure and heated towel rail. The generous sitting room benefits from a feature red brick fireplace and hearth, exposed timbers, large storage cupboard, bay window with window seat to the front aspect and access to an office/snug. A dual aspect room with windows to the front and side. The kitchen/dining room is fitted with a matching range of eye and base level



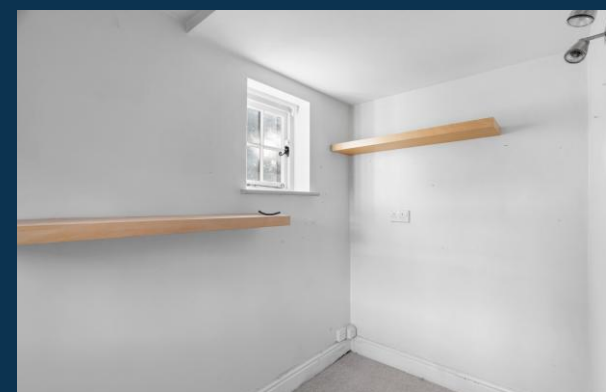


units with work surface over incorporating a stainless-steel sink, integrated dishwasher, fridge and freezer. A gas fired Rayburn serves for the heating and hot water. Windows and French doors lead out to the rear terrace. The ground floor is completed by a utility room fitted with a range base units with worktop over, space and plumbing for washing machine and tumble dryer.

The first-floor landing has an airing cupboard containing heating controls and hot water tank, window, access to loft space and doors to the adjoining rooms. The principal bedroom has a range of built in wardrobes, walk in wardrobe/dressing room, radiator, exposed timbers, loft hatch to loft area, large window and throughway to a nursery/dressing area with window. A second double bedroom has a window to the rear aspect and access hatch to main large loft area. Bedroom three has a built-in wardrobe and window to the rear aspect. The family bathroom comprises WC, wash hand basin, panelled bath with shower attachment and heated towel rail.

Outside

The property is set back from the road behind a small enclosed paved garden with a magnolia tree and hedged perimeter. There is a side block paved shared driveway leading to a parking area for up to four cars and to the double garage with up and over door and power and light connected.



Attached to the garage is a self-contained annexe (9'8" x 9'10") with double bedroom and an en-suite shower room.

The property benefits from two garden areas which include an attractive enclosed garden which extends to approximately 100ft in length and is partly walled, with a range of mature trees and borders. To the far end of the garden is the home office/studio (11'8" x 9'6") with dual aspect windows, fully insulated walls and light and power. There is also a good sized walled courtyard set off the rear of the property accessed from the kitchen/dining room.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Cottage

Property Construction – Brick with tiled roof and rendered finish

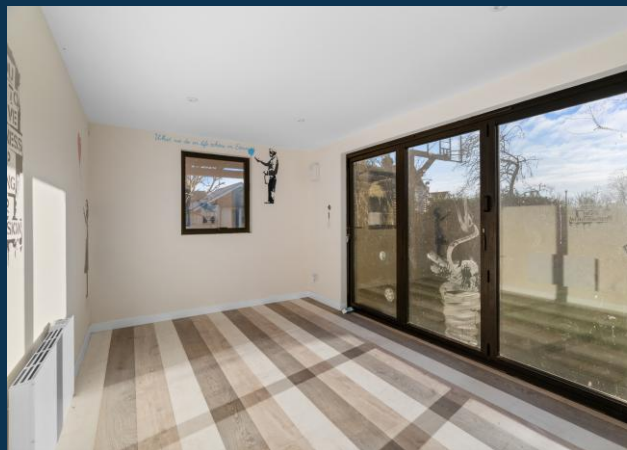
Local Authority – Uttlesford District Council

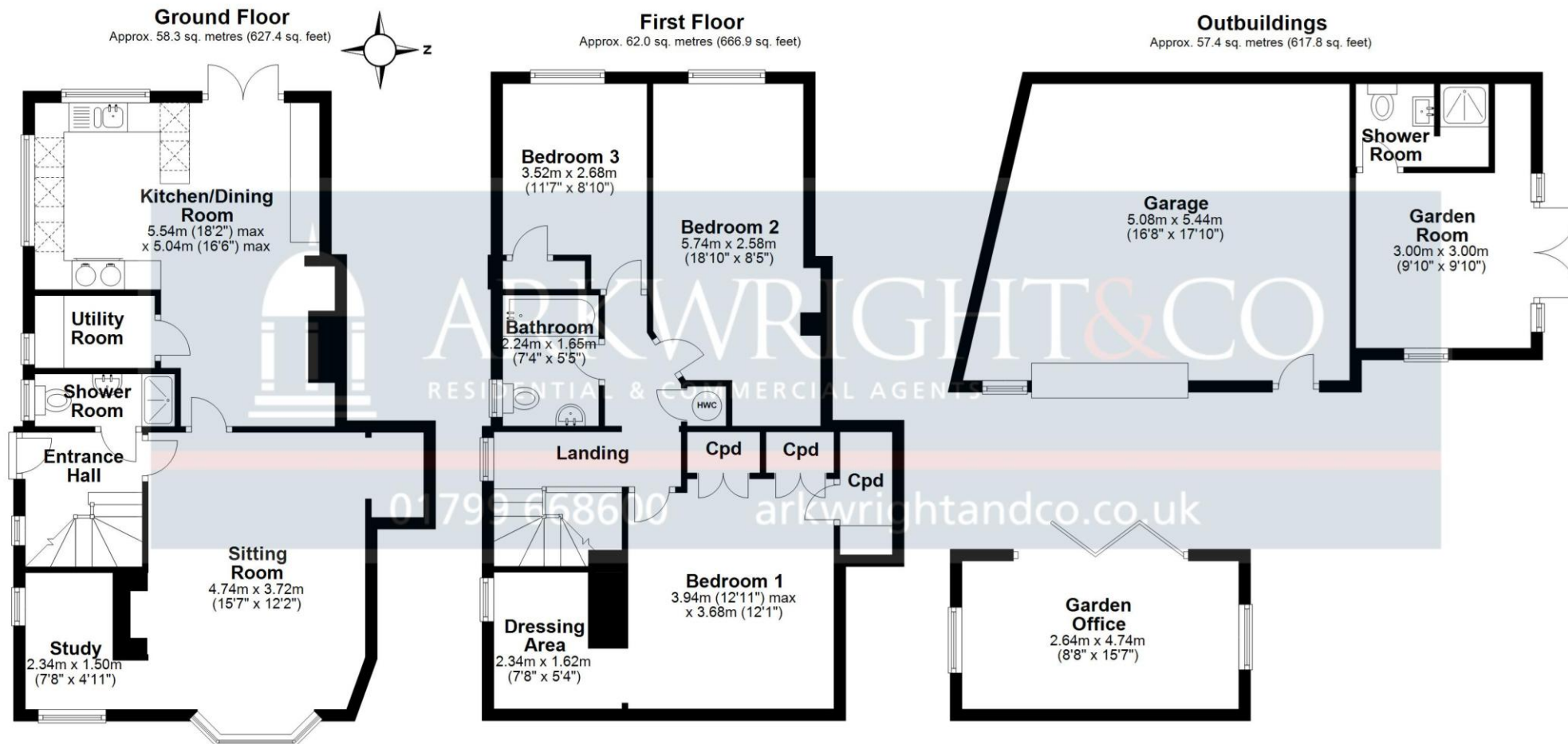
Council Tax - F

Agents Note - There is shared access via the driveway for the neighbouring property.









Total area: approx. 177.6 sq. metres (1912.1 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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