



3 Kents Cottages, High Street  
CB10 1PR



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# 3 Kents Cottages

High Street | Great Chesterford | CB10 1PR

Guide Price £350,000

- An attractive two-bedroom period property
- Grade II listed with character features throughout
- First floor bathroom
- Superb outbuilding
- Off road parking
- Located in the heart of the village within walking distance of amenities and mainline train station
- Council Tax Band: C

## The Property

A superb Grade II Listed, two-bedroom mid terrace cottage set on an elevated position on the high street of this desirable village. The cottage has been beautifully maintained by the current owners and benefits from a studio and off-street parking.

## The Setting

The property is ideally located in the heart of the village and is well situated for those needing to commute, with easy access to mainline railway stations into London Liverpool Street and Cambridge, and excellent road links via the A11 and M11, Stansted Airport, the M25 and London. The village has a thriving local community and excellent amenities including a primary school, doctor's surgery, two public houses, a hotel, and a very good shop/bakery selling locally sourced meat, fish and vegetables, as well as delicatessen/store cupboard produce. The picturesque market town of Saffron Walden is only 4 miles away offering a wide range of shops, cafes and restaurants, and Cambridge, Addenbrooke's Hospital and the high-tech industries are all just a short distance away. There is excellent secondary schooling in the area, including Newport Grammar and Saffron Walden County High, as well as the many renowned independent schools in Cambridge. A local bus service runs daily to Cambridge and Saffron Walden.

## The Accommodation

In detail the property comprises a wonderful sitting room with sash window to the front aspect, feature cast iron fireplace and built in storage units with shelving over. An opening leads to the superb, kitchen fitted with a high quality range of matching eye base and eye level units with worksurface over and butler ceramic sink unit incorporated. Integrated appliances include Bosch electric oven with four ring induction hob, integrated Hotpoint washer/dryer,





Approx gross internal floor area 60 sqm (650 sqft)

integrated under-counter fridge, Neff slimline dishwasher and breakfast bar. Staircase rising to the first floor and door to the rear hallway with wash hand basin with cupboard below, double glazed window and stable door to the rear aspect and bi-folding door to the cloakroom, comprising WC and double-glazed window to the rear aspect.

The first-floor landing has doors to adjoining rooms and access to the loft space. The principal double bedroom has a window to the rear aspect. Bedroom two is a good size with built in wardrobes with storage above and sash window to the front aspect. The family bathroom comprises a three-piece suite with roll-top bath with overhead shower, W.C, vanity wash hand basin and heated towel rail.

### Outside

A studio features a brick fireplace with log burner, Velux windows offering a good degree of natural lighting and further window to the front aspect. In addition, the property benefits from an allocated parking space.



### Services

Mains electric, water and drainage is connected. Electric heating to the first floor. Ultrafast broadband is connected, and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Mid - terrace

**Property Construction** – Early C19 timber-framed and plastered houses, clay lump construction

**Local Authority** – Uttlesford District Council





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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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