



Potash Cottage, Pipers Lane  
CB11 4XJ



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# Potash Cottage

Pipers Lane | Strethall | CB11 4XJ

Guide Price £1,150,000

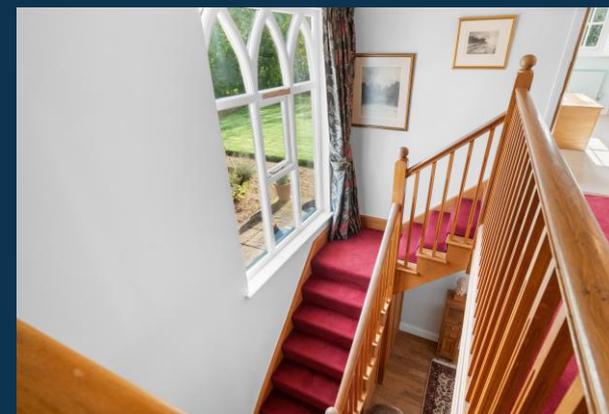
- A beautifully presented five-bedroom, two bathroom detached property
- Exposed timbers and open fireplaces
- Generous kitchen/breakfast room
- Three reception rooms
- Principal bedroom with ensuite
- Four double bedrooms and family bathroom
- Established plot extending to over half an acre with superb countryside views
- Detached double bay cart lodge and off-road parking for several vehicles
- EPC: E

## The Property

A truly wonderful five-bedroom detached family home providing well-proportioned accommodation extending to approximately 2868 sqft, combining a beautiful period feel and modern practicality. The property occupies a beautiful setting nestled away on the edge of Strethall, enjoying a peaceful position surrounded by open countryside and enjoying panoramic views as far as the eye can see. Set on an attractive plot extending to approximately 0.52 acre with cart lodge and ample off-road parking.

## The Setting

Strethall is a small hamlet close to Catmere End just west of the village of Littlebury Green, with Saffron Walden just 4 miles away. Saffron Walden is an attractive and affluent market town which, due to its charm, character and wealth of mediaeval listed buildings, the Common and beautiful Bridge End Gardens has become a popular tourist destination. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, Waitrose, Tesco, Aldi, Boots, Fat Face, Phase Eight and Crew Clothing, amongst others. There is also a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, the Lord Butler Leisure Centre, a cinema and an 800 seat concert hall. There are a number of excellent schools including Saffron Walden County High School which is now an Academy School, R A Butler, St Thomas Moore and Katherine Semar. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line.





### The Accommodation

In detail the property comprises a generous entrance hall, filled with natural light and exposed timbers, redbrick fireplace, built in storage cupboards, stairs rising to the first floor and doors to the adjoining rooms. The dual aspect kitchen is fitted with an extensive range of eye and base level units with granite worksurface over and butler sink incorporated. Integrated appliances include electric hob with extractor fan, oven, dishwasher and AGA. There is ample space for a dining table with skylight and door leading onto a patio area. The utility room has matching base level unit with worksurface over and butler sink incorporated with space and plumbing for washing machine and tumble dryer. An inner door leads to the ground floor W.C. The formal, dual aspect dining room benefits from an inglenook fireplace, door leading onto the garden, built in storage cupboard and door into the third reception room. Currently utilised as a study with windows to front and rear aspect. The wonderful sitting room is filled with natural light from windows to three aspects, doors leading onto the garden, a range of built in storage and red brick fireplace with log burner.

The first-floor galleried landing provides access to five double bedrooms and family bathroom. The principal bedroom is a large double room with a range of built in storage with windows to front and side aspect and door to ensuite. Comprising double shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a double room with

three Velux windows and built in storage. A third double room has uninterrupted countryside views to the side and window to front aspect. The fourth double bedroom has two windows to rear aspect. A fifth double bedroom has a window to front aspect. The family bathroom comprises panelled bath, wash hand basin with vanity unit below and W.C.

## Outside

The property is accessed via a sweeping gravel driveway providing ample off-road parking with double bay cart lodge with adjoining storeroom and eaves storage. The mature gardens total just over half an acre, interspersed with a variety of established trees, shrubs and plants. To the rear of the property is a courtyard area which provides an ideal space for al fresco dining and outdoor entertaining with hedging providing a high degree of privacy.

## Services

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

## Tenure – Freehold

Property Type - Detached

Property Construction – Part timber framed, part brick with tiled roof

Local Authority – Uttlesford District Council

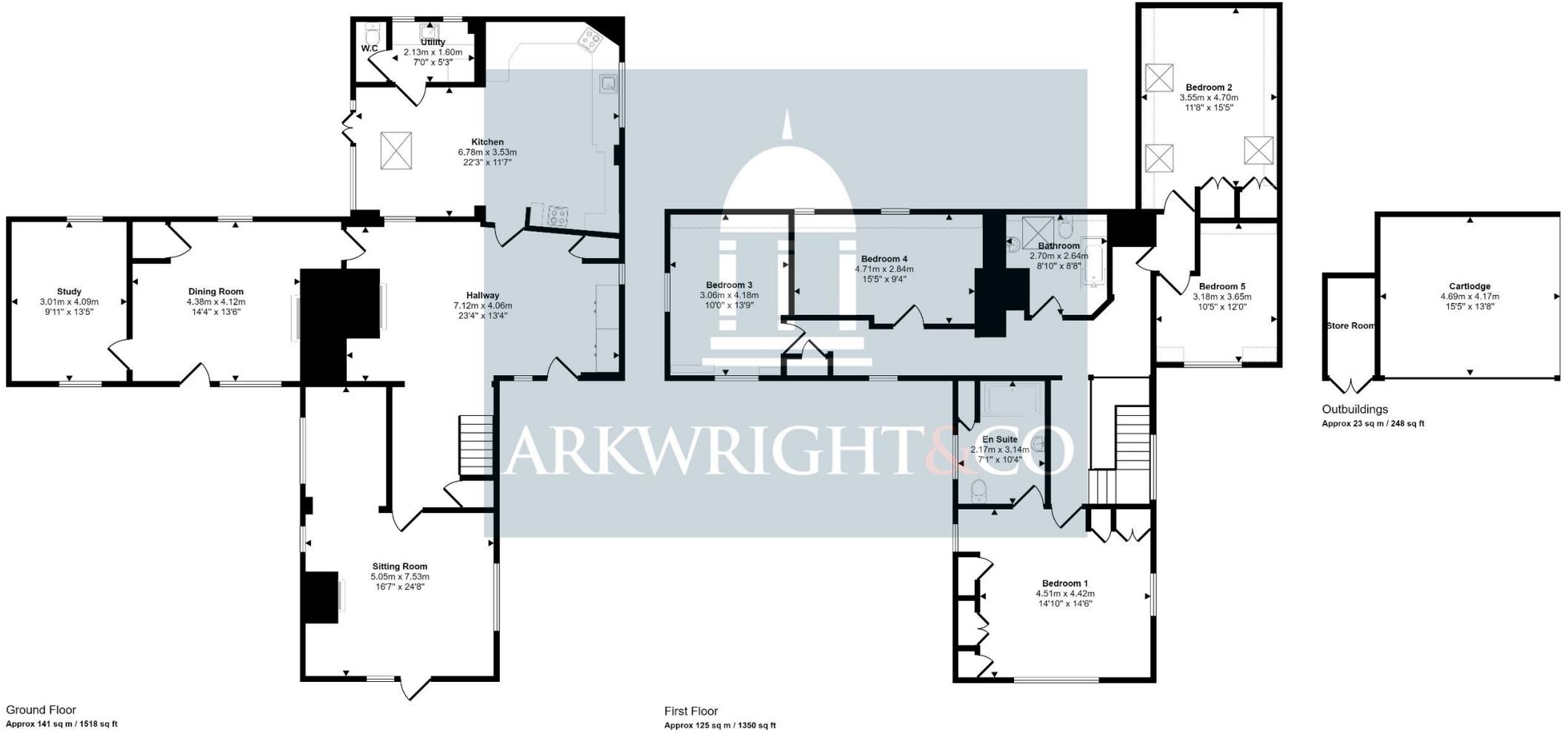
Council Tax - F







Approx Gross Internal Area  
290 sq m / 3117 sq ft



Ground Floor  
Approx 141 sq m / 1518 sq ft

Denotes head height below 1.5m

First Floor  
Approx 125 sq m / 1350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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