



Wilfords, Littlebury Green Road
CB11 4XB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Wilfords

Littlebury Green Road | Littlebury Green | CB11 4XB

Guide Price £959,995

- A beautiful four/five-bedroom, two bathroom detached family home
- Period features throughout
- Three reception rooms
- Planning permission granted ref UTT/22/3498/HHF
- Established plot approaching 1.3 acres with mature gardens, large pond and ample off-road parking
- Superb, detached outbuilding
- Desirable village location just 3.5 miles away from a mainline train station

The Property

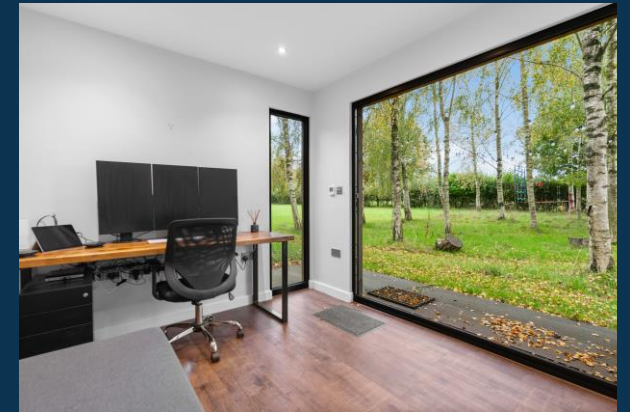
An attractive and substantial period home, dating back to the 17th century, with an abundance of character and charm. The property occupies a wonderful position set within a large mature plot extending to approximately 1.3 acres, located in the idyllic and quiet hamlet of Littlebury Green with ample off-road parking, detached home office and planning permission to extend further.

The Setting

An attractive rural hamlet with a selection of period and modern houses, situated one mile west of the larger village of Littlebury, which offers a Parish Church and public house. The market town of Saffron Walden is approx. 3 miles distant, providing shops, schools, recreational facilities and other amenities. The City of Cambridge (14 miles) provides first class education, further amenities and shopping centres, etc. The mainline railway station at Audley End is approx. 2 miles distant, providing train service to Liverpool Street (approx. 55 mins). The M11 (J9) has a southerly access point 3 miles from the village.

The Accommodation

In detail the property comprises an entrance door which leads into a reception lobby/hallway with stairs rising to the first floor, cloaks cupboard and doors leading off to the sitting room and the kitchen. The sitting room has a beautiful inglenook fireplace with fitted log burner, stylish oak flooring throughout and exposed beams. Double doors open to the rear garden terrace and a large window to front aspect. An opening from the sitting room leads into the spacious dining room with triple aspect windows and views over the rear garden. From here, an opening leads into a rear hallway





with access into the kitchen and in turn leads to the family/study/utility room with independent stairs rising to guest bedroom two on the first floor. This room can also be accessed via a door at the front of the property. The generous sized kitchen is fitted with a Rayburn Aga, a range of wall and base units in oak with granite work surfaces over, built-in dishwasher, fridge and freezer, tiled flooring and dual aspect windows. The ground floor bathroom is fitted with a 3-piece suite.

On the first floor, guest bedroom two is accessed via an independent staircase from the family room and has 4 Velux windows to the front and rear. From the staircase in the entrance hall, this leads to all further bedrooms on the first floor and the second family bathroom. The stunning master bedroom has exposed beams to a vaulted ceiling, inglenook fireplace with feature stove, dual aspect windows and also an opening to bedroom four which is situated to the rear of the property - currently being utilised as a dressing room. From the main landing a door leads into bedroom three with front aspect and fitted cupboard along with an opening to a rear landing which in turn leads to bedroom five and a further door leading to the second family bathroom with a three-piece suite.



Outside

To the front of the property is a gravelled driveway with an adjacent lawn area, enclosed with mature hedgerow. To the rear, a large, paved patio adjoins the back on the house perfect for outside entertaining. There is a large pond which is enclosed by picket fencing with mature tree and shrub surrounds. The remainder of this delightful garden is mainly laid to lawn with an abundance of trees, greenhouse and a garden office situated to the rear of the garden which could be used for a variety of purposes with power and light connected and bi-folding doors opening to the garden. In all, the grounds extend to about 1.3 acres.

Services

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

Tenure – Freehold

Property Type - Detached

Property Construction – To be confirmed

Local Authority – Uttlesford District Council

Council Tax – G

Agents Note - Planning permission has been granted for 2 x single storey extensions and 1 x double storey extension - planning reference: UTT/22/3498/HHF.

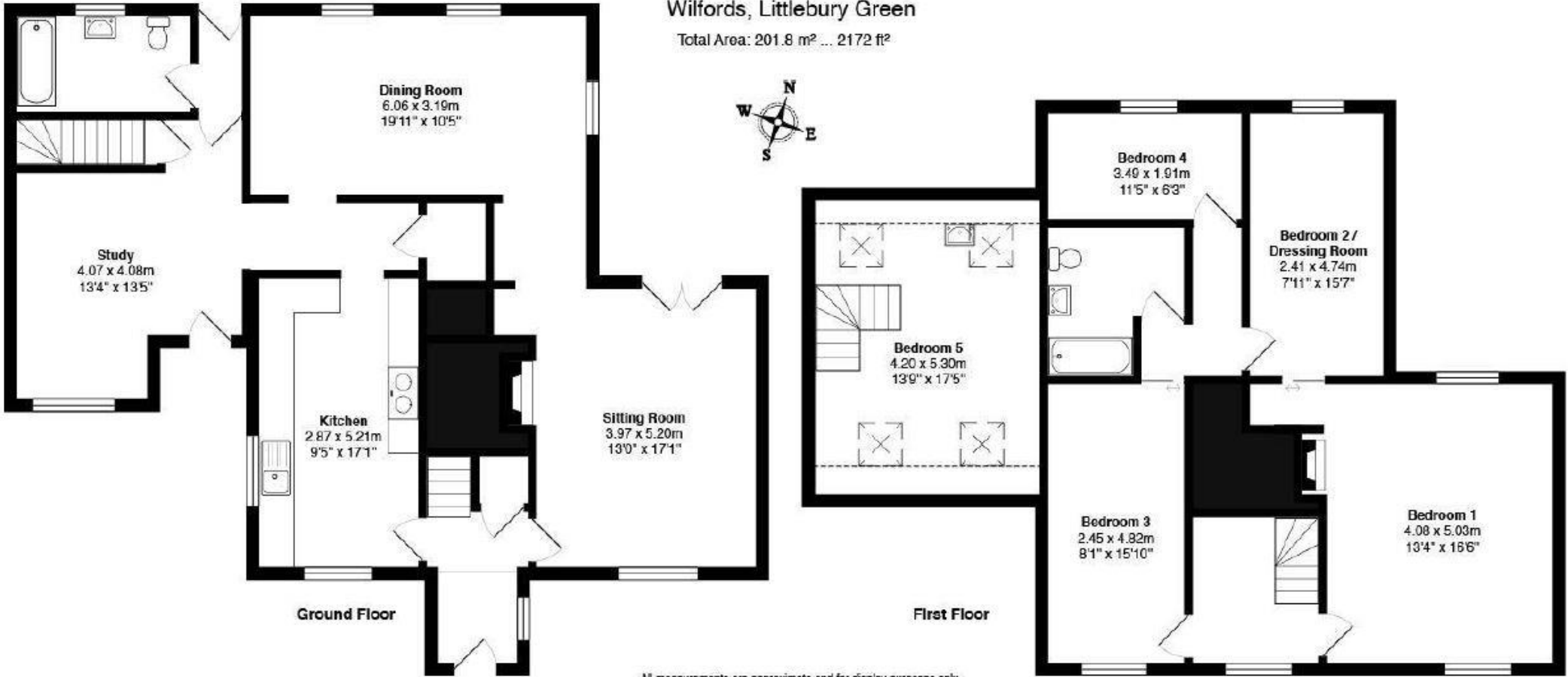






Wilfords, Littlebury Green

Total Area: 201.8 m² ... 2172 ft²



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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS