



ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS



Catmere End

Longacre | Catmere End | Nr Saffron Walden | CB11 4XG

Guide Price: £799,950



A characterful 5-bedroom semi-detached period home of immense charm, occupying a good size plot, enjoying a delightful position on the edge of this popular and peaceful hamlet.

KEY FEATURES

- A unique and characterful five-bedroom semi-detached family home.
- Inglenook fireplace & beamed sitting room.
- Flexible living accommodation throughout.
- Five reception rooms.
- South facing garden.
- Off-road parking for at least four cars.
- Well located, a short distance from Saffron Walden.
- A five-minute drive to Audley End station.
- Rural location with many walks.
- No onward chain.

PROPERTY DESCRIPTION

The property is a delightful and spacious semi-detached family home benefitting from an abundance of period features. It has been well maintained and improved by the current owners and provides a wonderful combination of character and charm. This house occupies a good sized, mature plot, on the edge of the rural and highly sought-after picturesque hamlet of Catmere End.

It is only three miles from Audley End Station, providing a regular service to London's Liverpool Street and Cambridge. The bustling and vibrant market town of Saffron Walden, with its many amenities, including a twice-weekly market is a short distance away.

ACCOMMODATION GROUND FLOOR

The entrance porch leads to an inner hallway, with doors off to the adjoining rooms, including a dining room with window to the front aspect, and sitting room with parquet wood flooring, stunning brick fireplace housing log burner, and French doors opening out to the rear terrace.

The traditional country style kitchen/breakfast room is fitted with a range of wooden base and eye level units with worktops over, exposed beams and timbers, and tiled flooring. Appliances include a range cooker, an electric cooker, space for a fridge, and space and plumbing for a dishwasher. The kitchen enjoys a twin aspect view, allowing in lots of natural light.

The charming second sitting room features an inglenook fireplace with log burner, an array of exposed timbers, oak floor and two windows to the front aspect. To the rear is a good size studio/reception room, accessed from the sitting room, benefitting from windows overlooking the rear garden, skylights and an oak floor.

The conservatory accessed via the hall, sitting room and office, features tiled flooring, windows running along the

rear aspect overlooking the garden, and a door leading out to the terrace.

The ground floor also features a home office/ small reception room overlooking the garden with an oak floor. There is a utility room with tiled floor, toilet, butler sink and space for a washing machine. Finally there is a boot room with a door to the rear garden and an external covered area.

FIRST FLOOR

On the first floor the property benefits from five generous bedrooms accessed via two staircases, with a landing running between them. There is a generous principal bedroom overlooking the garden with a built in wardrobe. The family bathroom has a bath, large shower cubicle, wash hand basin and WC. There are a further four bedrooms; three doubles and a large single, a second bathroom and an office/library space on the landing.

SECOND FLOOR

Stairs from the landing lead up to a spacious and useful loft room with triple aspect windows.

OUTSIDE

The property is situated in an idyllic location. To the front of the property is a large, gravelled driveway with parking for at least 4 cars. There is gated access from here to the rear garden. The gardens are south facing, mainly laid to lawn, with mature shrubs and plants in the borders. A paved seating area, with pergola, is situated to the rear of the property, perfect for Al Fresco dining and entertaining. There is a shed with a concrete floor and power.

LOCATION

Catmere End is a peaceful rural hamlet close to the market town of Saffron Walden, which enjoys a good range of shopping, educational, and recreational amenities. Audley End main line station (three miles) provides a fast and frequent rail link to London (Liverpool Street) (55 mins) and Cambridge (18 mins). The access points to the M11 motorway are at Stump Cross to the north and Bishops Stortford to the south. London's third international airport is at Stansted (20 mins).

SERVICES

Mains water and electricity are connected to the property. The central heating system is supplied by oil and the drainage is via a septic tank. The property also benefits from super-fast fibre optic broadband.

EPC RATING

Band D

TENURE

Freehold



Ground Floor

First Floor



Long Acre

Approximate Gross Internal Floor Area : 278.30 sq m / 2995.59 sq ft

Loft Room : 29.60 sq m / 318.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced By www.myphotogenie.co.uk



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



