



## 1 Waterbutt Row Quendon, CB11 3XL

A wonderful Grade II Listed character cottage with a wealth of features, conveniently situated between Newport and Bishops Stortford in the lovely village of Quendon.



**Offers In Excess Of £400,000**

- Grade II Listed Charming Character Cottage
- 3 Bedroom End of Terrace
- Gated Driveway
- Mature Cottage Garden with Summerhouse
- Detached Garage



## ACCOMODATION

A spacious, end of terrace Grade II Listed character cottage located in this highly popular village. This property offers great character throughout with modern comfort and convenience. In detail, the accommodation comprises;

### ENTRANCE HALL

Attractive entrance hall with tiled flooring leading to

### CLOAKROOM

Comprising a two-piece suite, radiator, quarry tiled floor, wash basin, wc.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with complimentary work surfaces, radiator, tiled flooring, inset Butler sink, part tiled walls. Plumbing for washing machine, fitted cooker/hob, pantry off with a window and shelving.

### DINING AREA

Two cupboards, two wall light points, archway to:

### SITTING ROOM

Radiator, four wall light points, superb brick chimney breast and brick hearth with wood burning stove, fitted shelving, front door to outside.

### FIRST FLOOR LANDING

Hatch to loft space, doors leading to:

### BEDROOM 1

A double bedroom with windows to front and side aspect, fitted wardrobes and Victorian style cast iron effect fireplace.

### BEDROOM 2

A double bedroom with window to side aspect and alcove with bookshelves.

### BEDROOM 3

A bedroom with window to rear aspect and built in Storage.

### FAMILY BATHROOM

Comprising a three-piece suite, radiator/towel rail and roll top bath.

### OUTSIDE

To the side there are gates to a driveway which is gravelled leading to a paved patio area. Garage with double doors, 105' long feature cottage garden, laid to lawns with flower borders, shrubs and trees.

### LOCATION

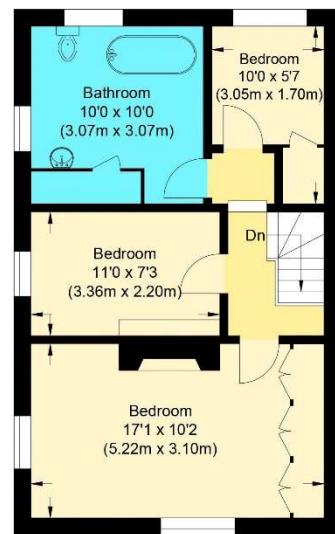
Quendon is an attractive wooded village just south of Saffron Walden and within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford. There is a Primary School, Inn/restaurant and a Parish Church. Adjoining Quendon is the village of Rickling Green with its traditional pub on the village cricket green. The popular village of Stansted, 2 miles south, has a range of amenities including a Church, Inns, shops, a post office, excellent schools and even a castle and museum. It has its own railway station, with a fast service into London's Liverpool Street (Stansted Express), to Stratford and to Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is 6 miles away and the larger town of Bishops Stortford approximately 5 miles away, also has a main line station, various shopping facilities and schooling for all ages. The M11 motorway (junction 8) is approximately 5.5 miles south, also giving access to Stansted Airport. The A11 and Cambridge are to the north.

### SERVICES

All mains' services are connected.



**Ground Floor**



**First Floor**



**Waterbut Row**

Approximate Gross Internal Floor Area : 92.40 sq m / 994.58 sq ft

Garage : 6.10 sq m / 65.65 sq ft

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





**COUNCIL TAX BAND**  
Tax band C

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Uttlesford District Council

51 High Street, Saffron Walden, Essex, CB10 1AR

T: 01799 668600

W: [www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS