



**ARKWRIGHT&CO**  
RESIDENTIAL & COMMERCIAL AGENTS



**Camps Cottage**  
Broad Green | Saffron Walden | Essex | SG8 8QR  
**Guide Price: £975,000**



# An attractive and surprisingly spacious 4 bedroom family home of character benefiting from a detached annexe, occupying an idyllic setting nestled away on the edge of this highly sought after village.

## ACCOMMODATION

Camps Cottage is a truly charming detached 16<sup>th</sup> century home situated in a peaceful position nestled away on the edge of the highly sought after village of Chrishall. The property occupies a pleasant and private plot which sits back from the no through road and is set behind a large front garden and a generous gravel driveway with plenty of off road parking and access to the detached garage. To the rear the property benefits from a good size enclosed garden and the property also benefits from a detached 1 bedroom annexe with enclosed garden. In detail, the accommodation comprises;

### ENTRANCE HALL

Glazed entrance door with timber framed porch, attractive parquet flooring, doors to dining room and study.

### STUDY 4.34m(14'3") x 3.66m(12'0")

Dual aspect room with double glazed windows to the front and rear aspects, inglenook fireplace with a hot belly wood burner (not connected) and brick hearth, attractive parquet flooring, exposed timbers and beams.

### DINING ROOM 4.42m(14'6") x 3.10m(10'2")

Double glazed window to the front aspect enjoying views over the garden, inglenook fireplace with wood burner inset, with brick hearth, attractive parquet flooring, stable door to kitchen and door to hallway.

### KITCHEN 4.37m(14'4") x 2.74m(9'0")

Dual aspect room with double glazed windows to the front and side aspects enjoying views over the garden. The kitchen is fitted with a range of base and eye level units with granite worksurface over, tiled splashbacks, 6 burner gas range cooker with electric grill and oven, space for an American fridge/freezer, space for a dishwasher, exposed timbers and tiled flooring.

### INNER HALLWAY

Staircase leading to the first floor landing, exposed timbers, attractive parquet flooring, door to sitting room.

### SIDE LOBBY 2.46m(8'1") x 1.52m(5'0")

Double glazed entrance door and window, coats hanging area.

### SITTING ROOM 5.49m(18'0") x 3.96m(13'0")

A large room with double glazed window to the side and double glazed sliding patio doors leading to the conservatory, fireplace housing a log burner with brick hearth and attractive parquet flooring.

### CONSERVATORY 4.01m(13'2") x 3.40m(11'2") max

The conservatory enjoys views over the mature gardens and natural pond towards the rear of the garden. Ceramic tiled flooring and a pair of double doors leading onto the paved terrace.

### UTILITY ROOM/BOOT ROOM 2.79m1.85m(6'1")

With a low level WC, solid wood worktop incorporating a ceramic butler sink with space for a washing machine and tumble dryer under, tiled flooring and double glazed window to side aspect.

### FIRST FLOOR LANDING

Spacious galleried landing with window to the side aspect and built in cupboards.

### BEDROOM ONE 4.17m(13'8") x 3.96m(13'0")

Dual aspect room with double glazed windows to the front and rear aspects with pleasant views over the gardens and surrounding countryside. Door to:-

### EN SUITE SHOWER ROOM

A modern suite with stylish grey marble tiles, comprising of a shower cubicle with mosaic Aqualisa electric shower, wc, vanity top oval dualit sink with Laura Ashley mixer tap. Arch mirror. heated towel rail.

### BEDROOM TWO 3.96m(13'0") x 3.25m(10'8")

Double glazed window to the rear aspect with views over the garden.

### BEDROOM THREE 3.99m(13'1") x 2.92m(9'7")

Dual aspect room with double glazed windows to front and rear aspects with pleasant views over the gardens and surrounding countryside.

### BEDROOM FOUR 3.99m(13'1") x 2.46m(8'1")

Double glazed window to the side aspect with views over the garden.

### BATHROOM 3.05m(10'0") x 2.87m(9'5")

Four piece suite comprising a free standing bath with sytish and atmospheric pea lighting over, separate double shower enclosure, low level WC, pedestal wash hand basin, double glazed window, heated towel rail and large airing cupboard.

## OUTSIDE

The property is well screened by mature hedging and accessed via a sweeping gravel driveway providing ample off road parking as well as well as access to a large detached garage.. The property is set centrally within the plot with a large front garden and paved terraces and mature flower beds surrounding the property. natural pond with willow tree. The gardens are predominantly laid to lawn with mature hedging,

## ANNEXE

The property benefits from a good size detached 1 bedroom annexe, comprising of an open plan kitchen/living room, double bedroom and shower room and enjoys a private and secluded south facing garden. Has its own Power Supply and Electricity meter. Currently shares water rates and broadband with main house.

## LOCATION

The popular and picturesque village of Chrishall has its own church, inn, village shop and primary school with adjoining preschool. Set within open countryside the village is between the market towns of Saffron Walden and Royston. There are road and rail links with the main line railway stations at Royston and Audley End (Saffron Walden) providing a regular commuter service to London's King's Cross and Liverpool Street respectively. Access to the M11 is 7 miles and provides access to London, the M25 and the North.

## SERVICES

Mains electricity, water and drainage are connected. Propylene gas cylinder provides fuel for the heating system

## EPC RATING: Band F

## COUNCIL TAX: Band F

**AGENTS NOTE:** The property is NOT currently listed.



Total floor area 233.5 sq.m. (2,513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by [www.focalagent.com](http://www.focalagent.com)



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.



