



1 Clay Hall Cottages, Catmere End, CB11 4XG

An attractive, semi-detached house offering generous and light accommodation in this wonderful position with far reaching countryside views, yet just 3 miles to Saffron Walden.

Guide Price £595,000

- Charming Period Cottage
- Three Bedrooms
- Delightful Countryside Views, Wildlife, Walks
- Detached Garage & Separate Utility Room
- Studio/Workshop With Light And Power
- EPC: E



ACCOMMODATION

A delightful and attractive 3-bedroom family home providing light and spacious accommodation and benefiting from an abundance of character and cottage charm. Situated on the edge of the pretty hamlet of Catmere End, the property is set in stunning countryside but is just 3 miles from the boutique shops and cafes of Saffron Walden. The area is abundant in wildlife and there are excellent walks and cycles straight from the front door. The property is connected to high-speed broadband and benefits from a large garage, separate utility room and craft studio or workshop with power and light. It is thought there is the possibility to extend the property subject to the necessary planning consents. In detail the accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL

A light and airy entrance hall leading to;

KITCHEN/DINER

An open plan, dual aspect room fitted with a range of wall and base units with complimentary work surfaces over, inset sink, space for range oven with integrated extractor hood over and space for an American style fridge/freezer. A door providing access to the rear garden. The room also benefits from a feature brick fireplace.

SITTING ROOM

The light and airy sitting room has a brick fireplace housing a wood burning stove, stairs rising to the first floor and French doors which lead through to:-

CONSERVATORY

A lovely space with radiators and double doors to rear garden

ON THE FIRST FLOOR

LANDING

Doors leading to

BEDROOM 1

A double bedroom with built in storage, exposed beams and window to front aspect

BEDROOM 2

A double bedroom with built in storage, exposed beams and window to front aspect

BEDROOM 3

A good size bedroom with built in storage and window to the rear with views over open countryside.

BATHROOM

A three-piece suite comprising of a panelled bath with shower over, low level W.C. and wash hand basin, fully tiled walls and flooring, and two windows to rear aspect.

UTILITY

The external utility room is at the rear of the property and is fitted with a range of cabinets with inset sink and plumbing for a washing machine and the gas fired boiler for the central heating.

OUTSIDE

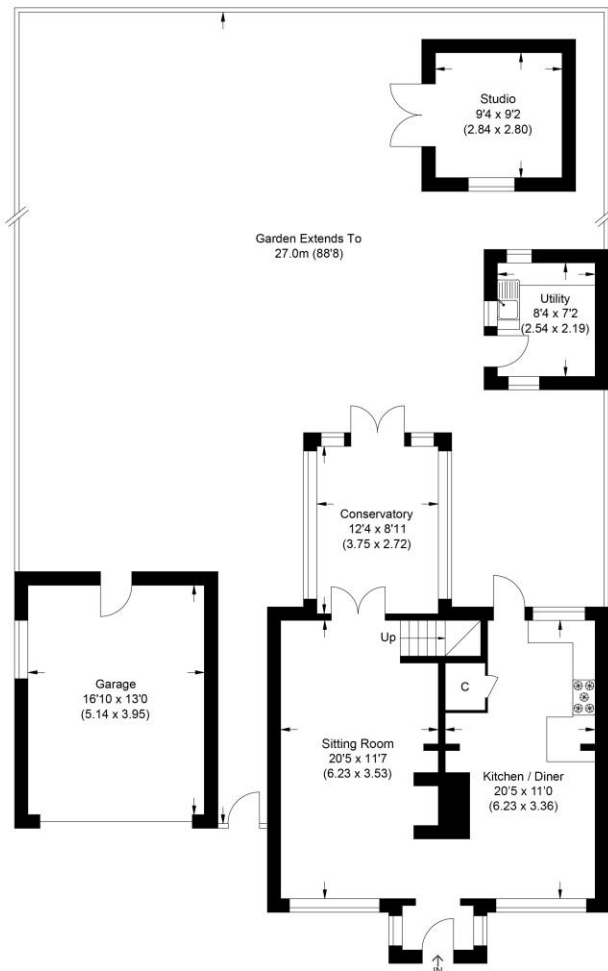
Off road parking for two cars. The garage is constructed of blockwork elevations and timber clad under a tiled roof with an electric up and over door. A gate leads through to the south and west facing garden which gets 'all year', 'all day' sun and which is mainly laid to lawn with a large, paved terrace and surrounding flower beds. A lower level of lawn and flower beds create a delightful space where the studio, fitted with light and power, enjoys amazing views across the fields.

LOCATION

1 Clay Hall Cottages is located on the edge of the small hamlet of Catmere End. The adjacent village of Littlebury Green is just across the fields and the village of Littlebury which has a Church and a pub, the Queens Head, is within 1.5 miles. The nearest shopping facilities are at the market town of Saffron Walden which has a good range of everyday shopping and schooling facilities along with a Tesco's and Waitrose store. Audley End station is within 3 miles and provides a regular service into London's Liverpool Station in under an hour.

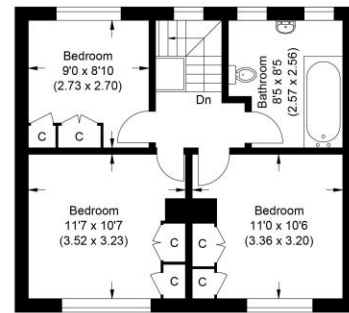
SERVICES

Mains water is connected, LPG central heating and private drainage



Ground Floor

Approximate Gross Internal Area
 134.79 sq m / 1450.11 sq ft
 (Includes Garage, Utility & Workshop)
 Garage Area 20.30 sq m / 218.50 sq ft
 Studio 7.95 sq m / 85.57 sq ft
 Utility Area 5.56 sq m / 59.84 sq ft



First Floor

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





Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

