



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



Hoodwink House

Royston Road | Wendens Ambo | Essex | CB11 4JX

Guide Price: £1,450,000



A wonderful and truly individual 6 bedroom detached family home extending to approximately 3,500sqft, occupying a generous plot tucked away in the heart of this popular village and ideally located just a short walk from Audley End train station.

ACCOMODATION

Hoodwink House is a wonderful 6 bedroom detached family home, enjoying a tucked away position, nestled away in the centre of this popular and well situated village. The property is ideally located just a short walk from Audley End train station, providing ease of access for commuters both to London and Cambridge. The village of Wendens Ambo is also conveniently situated just a short drive into the picturesque Medieval market town of Saffron Walden.

The property occupies a generous enclosed plot, being set in the middle of the plot providing good size garden areas both to the front and rear as well as a large driveway providing ample off road parking. The accommodation is extremely well appointed throughout, extending to approximately 3,500 sqft and provides a great degree of flexibility.

In detail the accommodation comprises of on the ground floor, an attractive entrance hall, an extremely generous sitting/dining room with a feature fireplace, two full height bay windows and double doors opening to the front garden. The kitchen/breakfast room features granite work surfaces, a central island and Butler sink. There is a two oven Aga with an electric Aga companion, the American style fridge/freezer and the dishwasher are integrated. There is ample space for a good size table and chairs plus access to the rear garden.

A large family room sits centrally on the ground floor and is a wonderful, vaulted room with a triple aspect and an attractive fireplace with wood burning stove. Further rooms include, a games room, play room, study, a utility room, and cloakroom with WC. Accessed off the kitchen/breakfast room is an extremely large and useful boot room with concealed staircase leading to bedroom two, which has an en-suite shower room.

The five further bedrooms are accessed via the main staircase off the entrance hall. The master bedroom has an en-suite and dressing room. Three of the bedrooms have the benefit of built in full height wardrobes. There is also a beautiful re fitted family bathroom, which again is of an extremely generous size, and an additional bedroom which is a potential further study or dressing room.

OUTSIDE

The house sits in the centre of the plot. The front garden has a mature hedge giving a good degree of privacy. There is a gravelled driveway with car parking area and a single cart lodge with store room.

There is scope to develop this further (subject to the relevant consents and planning permission which while granted, has lapsed and needs to be re-applied for).

The rear garden is mainly laid to lawn with mature plants and trees and an area with raised beds for growing vegetables. The patio surrounds the house, allowing separate areas to enjoy the sunshine at different times of the day. There is also a beautiful covered entertaining and seating area set off the back of the property, providing the perfect spot for Al Fresco dining and entertaining. There is a useful store room to the side of the covered entertaining space with access to both the front and rear gardens.

FEATURES

- An attractive 6 bedroom family home providing extremely well appointed living accommodation, extending to approximately 3,500 sqft
- Ideally located, nestled away in the heart of the picturesque village
- Within a short walk from mainline station with frequent and direct services into London and Cambridge
- A beautiful private plot with ample off- street parking and attractive mature garden
- Situated just a short distance from Saffron Walden
- EPC Rating: Band F
- Council Tax: Band E
- Available with no upward chain

LOCATION

Wendens Ambo is an attractive, well served and much sought-after village less than 2 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Wendens Ambo is a charming small village with a church, cricket pitch and popular village inn. Saffron Walden is within 2 miles and provides an excellent range of shopping, excellent schooling and recreational facilities including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street is on the edge of the village and the M11 access point (Junction 9 Stump Cross south only) is 4 miles to the north.

SERVICES

Mains water and electricity are connected, drainage is via a private system and the central heating is oil fired.

Approximate Gross Internal Area
 301.92 sq m / 3249.84 sq ft
 (Excludes Store Room)
 Store Room Area
 8.46 sq m / 91.06 sq ft

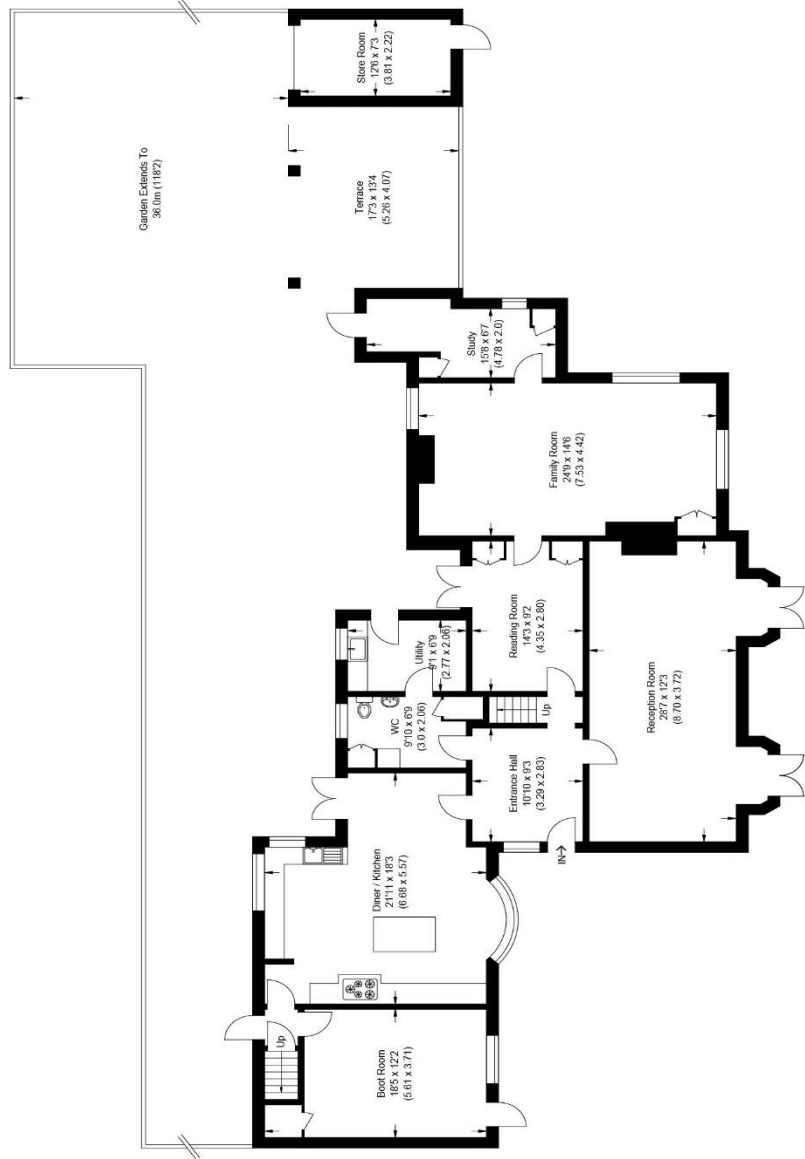


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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