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The Cottage
Maple Lane | Wimbish | CB10 2XE
Guide Price: £760,000



A wonderful 5-bedroom, detached period property with flexible accommodation, situated in the heart of the popular village of Wimbish.

ACCOMMODATION

The Cottage is a superb 5-bedroom family home which has been extended and updated by the current owners over many years. The property offers well-appointed accommodation with a flexible layout extending to approximately 2057sqft. The property enjoys a delightful position and has a private rear garden backing onto farmland. The area is abundant in wildlife and there are excellent walks and cycles straight from the front door.

In detail the accommodation comprises on the ground floor of a light and airy entrance hall with door leading to the sitting room and a further door leading to the ground floor bathroom. The suite comprises of a panelled bath with shower over, WC and hand wash basin.

The sitting room is a wonderful, dual aspect space with an attractive inglenook fireplace and exposed timbers throughout, there is a staircase leading to the first floor. Leading from the main reception room is the formal dining room with large window overlooking the garden.

Set to the side of the sitting room is a superb, triple aspect kitchen fitted with a range of base and eye level units with granite work surfaces. Integrated appliances including a fridge, freezer, dishwasher and washing machine. A central island provides plenty of preparation space. Further, there is a freestanding Aga. There is a staircase rising to first floor and a door leading to the rear garden.

The ground floor benefits from a study area with exposed timbers, window to side aspect and door leading to the dual aspect bedroom. A versatile space currently utilised as a family room with two Velux windows can also be used as an additional fifth bedroom. The downstairs is completed by a shower room comprising shower enclosure, WC, hand wash basin and heated towel rail.

To the first floor accessed via the staircase from the kitchen is a superb principal bedroom with views over farmland to the rear and fitted wardrobes. A shower room with shower enclosure, WC, hand wash basin.

The second, dual aspect double bedroom is accessed via the staircase from the sitting room. The third good size bedroom has window to side aspect with exposed beams and floorboards. A family bathroom comprises of a panelled bath, WC, hand wash basin and Velux window.

OUTSIDE

The property is set back from the road in a desirable position behind a white picket fence. A gate provides access to the gravelled driveway providing plenty of off-street parking. The property enjoys a good size garden which wraps around the side and rear of the property and is laid mainly to lawned with well stocked flower and shrub borders. A patio area provides a great space for al fresco dining. The good size garage has an electric roller door and light and power connected. The rear of the garage has a staircase to a versatile space previously utilised as a study.

FEATURES

- A charming property occupying a pleasant position in the heart of the village
- Flexible ground floor living accommodation consisting of a spacious open plan kitchen/breakfast room, sitting room, dining room, 4th bedroom, family room/bedroom 5, shower room and bathroom
- Principal bedroom with countryside views
- Set back from the road sitting behind a spacious garden, driveway providing off road parking for a number of vehicles
- Scope for annexe

LOCATION

Wimbish is a small hamlet situated mid-way between Saffron Walden and Thaxted. There is a convenience store at Elder Street and a primary school in Tye Green, Wimbish. Both Saffron Walden and Thaxted are busy market towns with a thriving community and Saffron Walden has a number of restaurants, coffee bars, independent stores and boutiques. For the commuter there is a regular train service from either Newport or Audley End into London's Liverpool Street with a journey time of approximately 55 minutes. The area is also well placed for access via road towards Bishops Stortford, Cambridge and the A11/M11.

SERVICES

Mains water, electricity and drainage are connected to the property. The central heating system is supplied by gas.

EPC RATING

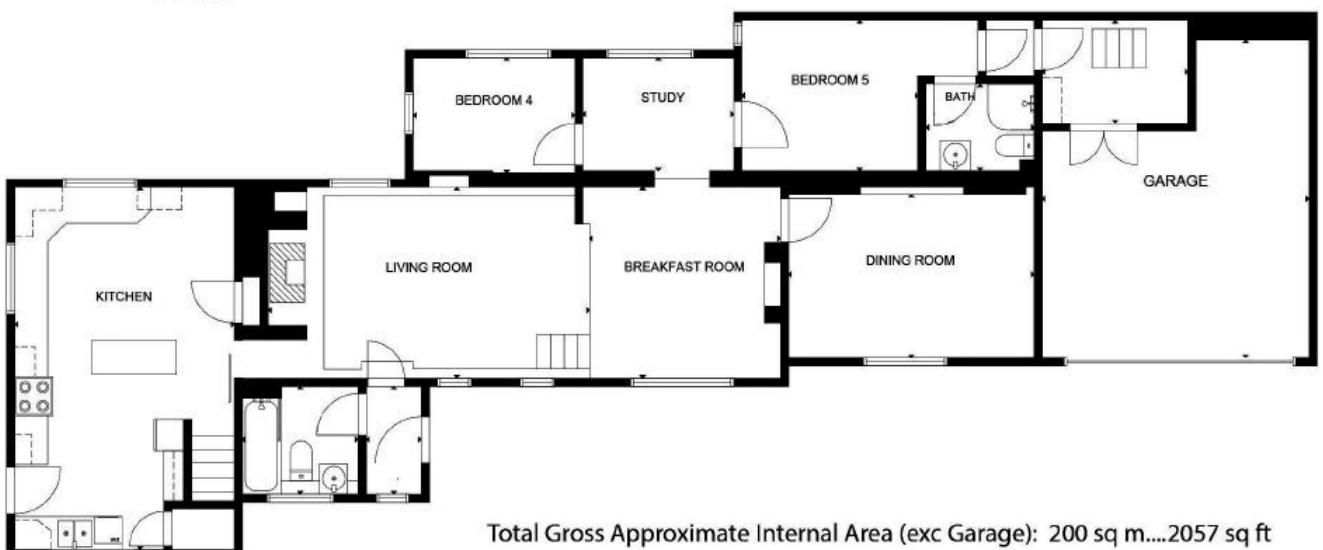
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AGENTS NOTE

Restricted headroom to some areas in the property



First Floor



Total Gross Approximate Internal Area (exc Garage): 200 sq m....2057 sq ft

Ground Floor



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.



