



Wickets, Langley Upper Green  
CB11 4RY



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# Wickets

Langley Upper Green | Essex | CB11 4RY

Offers Invited £1,175,000

- An impressive, 4-bedroom, detached residence
- A double garage and off-road parking for several vehicles
- Stunning living accommodation with an abundance of character and original features, extending to approximately 2,713 sqft
- Set in a desirable location on the village green
- Principal bedroom with ensuite bathroom
- EPC: E
- Generous plot of approximately 1.5 acres with a mature, enclosed rear garden.
- Council Tax Band: G

## The Property

A rarely available and substantial, 4-bedroom, detached period property located in this idyllic village, on the village green. This wonderful family home provides extremely well-appointed accommodation, having been renovated and refurbished by the current owners, whilst maintaining a great amount of character and individuality.

## The Setting

Langley Upper Green is an elevated hamlet with a variety of houses around a cricket green. The village is surrounded by open countryside and has a popular village pub and is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, the Fox and Hounds Public House and a primary school. The market town of Saffron Walden is within 9 miles and Bishop's Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junction 8 and 9 of the M11 and A10. Train services to London Liverpool Street run from Audley End and Bishop's Stortford stations. Stansted Airport and Stansted Express Train Station is approximately 15 miles away with fast trains to Tottenham Hale. Train service to Kings Cross is accessible from Royston which is approximately 8 miles.

## The Accommodation

In detail, the accommodation comprises of an entrance lobby with a bespoke oak front door and door leading to the dining room. A good size room with windows to front aspect, stairs rising to first floor. The kitchen is a superb space, ideal for modern day requirements, fitted with a German brand containing a matching range of base and eye level units with oak worksurface over incorporating a butler sink. Integrated appliances include an Everhot electric range, fridge





and dishwasher. The kitchen also benefits from underfloor heating. There is a window to rear aspect and step up into the stunning garden room. An oak framed, light and airy space with exposed beams and superb views over the landscaped garden and patio doors leading outside.

In addition, the rear lobby has a stable door which provides side access to the property and the cloakroom comprises WC, wash hand basin, built in storage with space and services for a washing machine in an enclosed storage cupboard, radiator and window to rear aspect.

The triple aspect sitting room is a spacious living area with Victorian reclaimed pine flooring and feature fireplace with mantle over and patio doors leading to the rear garden. The ground floor is completed by a dual aspect snug with feature brick fireplace.

A good size landing has doors leading to four bedrooms, family bathroom, has access to the loft hatch and stairs leading



to the second floor. Bedroom one is a dual aspect, double bedroom with exposed beams and built in storage. The ensuite comprises panelled bath with shower attachment over, W.C, hand wash basin and radiator. Bedroom 2 is a dual aspect, double bedroom with radiator. Bedroom 3 is a double bedroom with window to rear aspect. Bedroom 4 is a double bedroom with window to front aspect and exposed beams.

The family comprises rolltop bath with shower attachment over, W.C, hand wash basin and radiator.

The second floor is a good size loft area currently utilised as a study with two Velux windows and window to rear aspect. Three built in storage cupboards and storage heater.

## Outside

A professionally designed garden for all year colour and featuring wide, exuberant borders with shrub roses and perennials underplanted with masses of snowdrops, narcissi and other spring bulbs. Mature trees and large lily pond with 'Monet' style bridge. Victorian style Griffin greenhouse. The front of the property has a five-bar electric gate leading to a gravelled driveway with off road parking for numerous cars. The garden is enclosed with hedging and provides stunning, uninterrupted countryside views to the rear. To the side of the property is a detached garage with power and lighting.

## Services

All mains services are connected.

## Local Authority

Uttlesford District Council

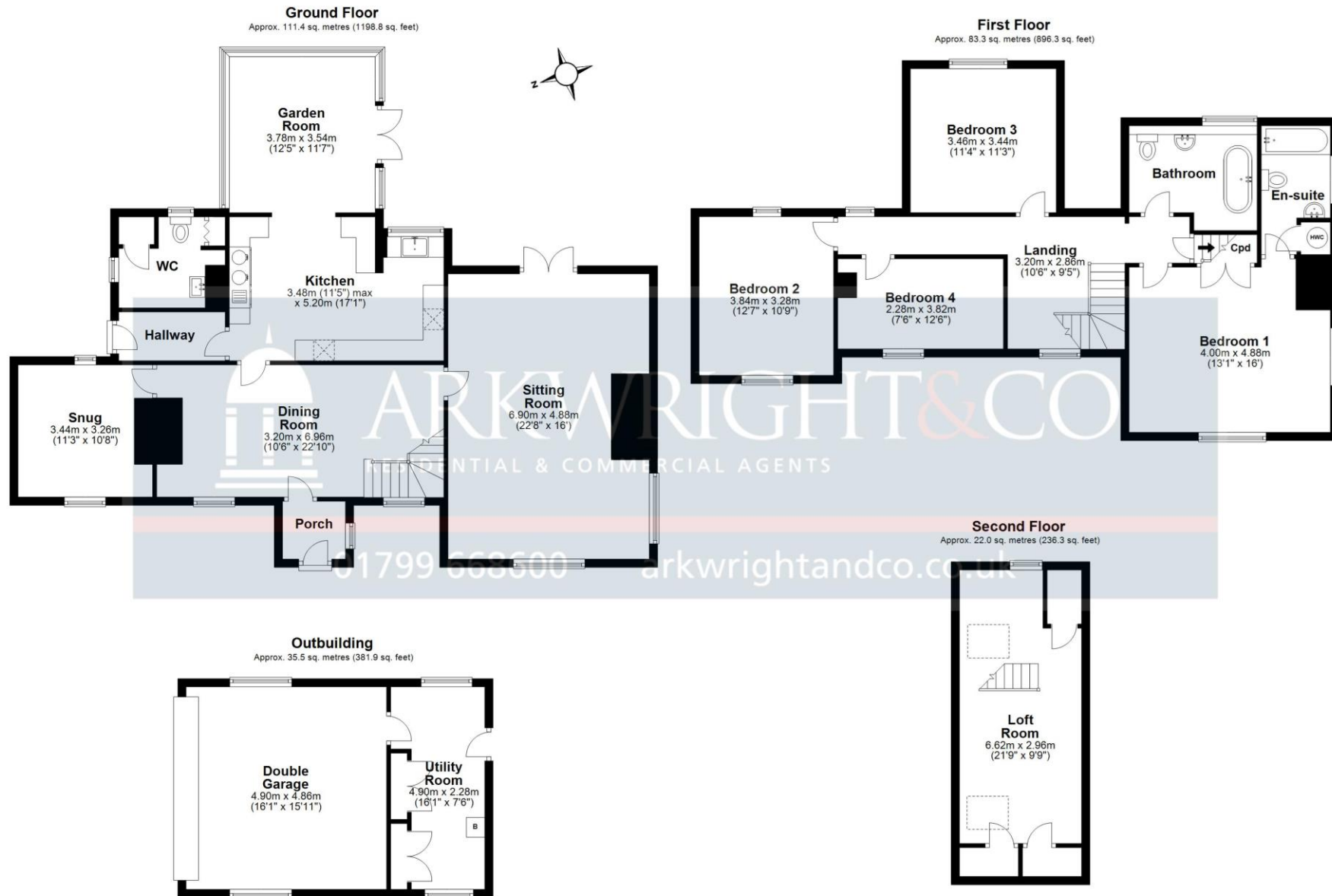
## Council Tax

G









Total area: approx. 252.1 sq. metres (2713.2 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



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