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RESIDENTIAL & COMMERCIAL AGENTS



Hortons

High Street | Debden | CB11 3LE

Offers In Excess Of £895,000



A delightful, 4-bedroom detached, Grade II listed property ideally situated close to the heart of this popular village.

ACCOMMODATION

A charming Grade II Listed period property believed to date back to the 17th/18th century. Originally a row of individual cottages which has which have been lovingly converted to one family home with a plethora of character features including original inglenook fireplaces and exposed beams. The property has been extended by previous owners and is well presented throughout.

In detail, the property comprises of a substantial reception room with parquet flooring and large, original inglenook fireplace with stairs rising to the first floor. A door leads to the dual aspect sitting room/snug which also benefits from a feature fireplace.

The dining room is a particular feature of the property filled with natural light, parquet flooring and exposed beams. Access to the well-appointed kitchen/breakfast room which is fitted with a range of matching base and eye level units with complimentary work surface over and butler sink. Integrated appliances include Aga and dishwasher. A second set of stairs rise to the first floor and there is a door leading to the utility room with fitted storage and complimentary worksurface over, as well as space and plumbing for washing machine and tumble dryer. There is a door leading to the enclosed, side garden which is laid mainly to lawn and provides access to the detached garage. A further door leads to the cloakroom comprising W.C and hand wash basin. The ground floor is completed by the dual aspect drawing room with feature fireplace.

There are two staircases rising to the first floor which allows independent access to four bedrooms and a family bathroom. The principal bedroom is a double bedroom with built in storage. Further a separate bathroom and dressing area are connected via the landing. The second bedroom is a double bedroom with built in storage and vanity unit. Bedroom three is a double bedroom with front aspect and built-in storage. It can be accessed by both sets of stairs. The fourth bedroom is a good size room with front aspect. A family bathroom

comprises bath, WC and wash hand basin.

OUTSIDE

There are two gated entrances from the High Street and Deynes Road which lead to the formal gardens which are principally laid to lawn with mature trees and shrubs, planting and extensive terracing. There is a rear terrace area with a brick wall surround, timber frame shed and a detached double garage with twin up-and-over doors, rear storage room and workshop.

FEATURES

- Stunning 4-bedroom detached family home extending to approximately 2400sq ft with scope to modernise throughout.
- Beautiful principal bedroom with access to separate bathroom and dressing area.
- 3 further bedrooms and family bathroom.
- Spacious ground floor living space, including a dual aspect drawing room.
- Good sized plot with rear garden, ample off-road parking and detached double garage.
- Village location within walking distance of amenities.

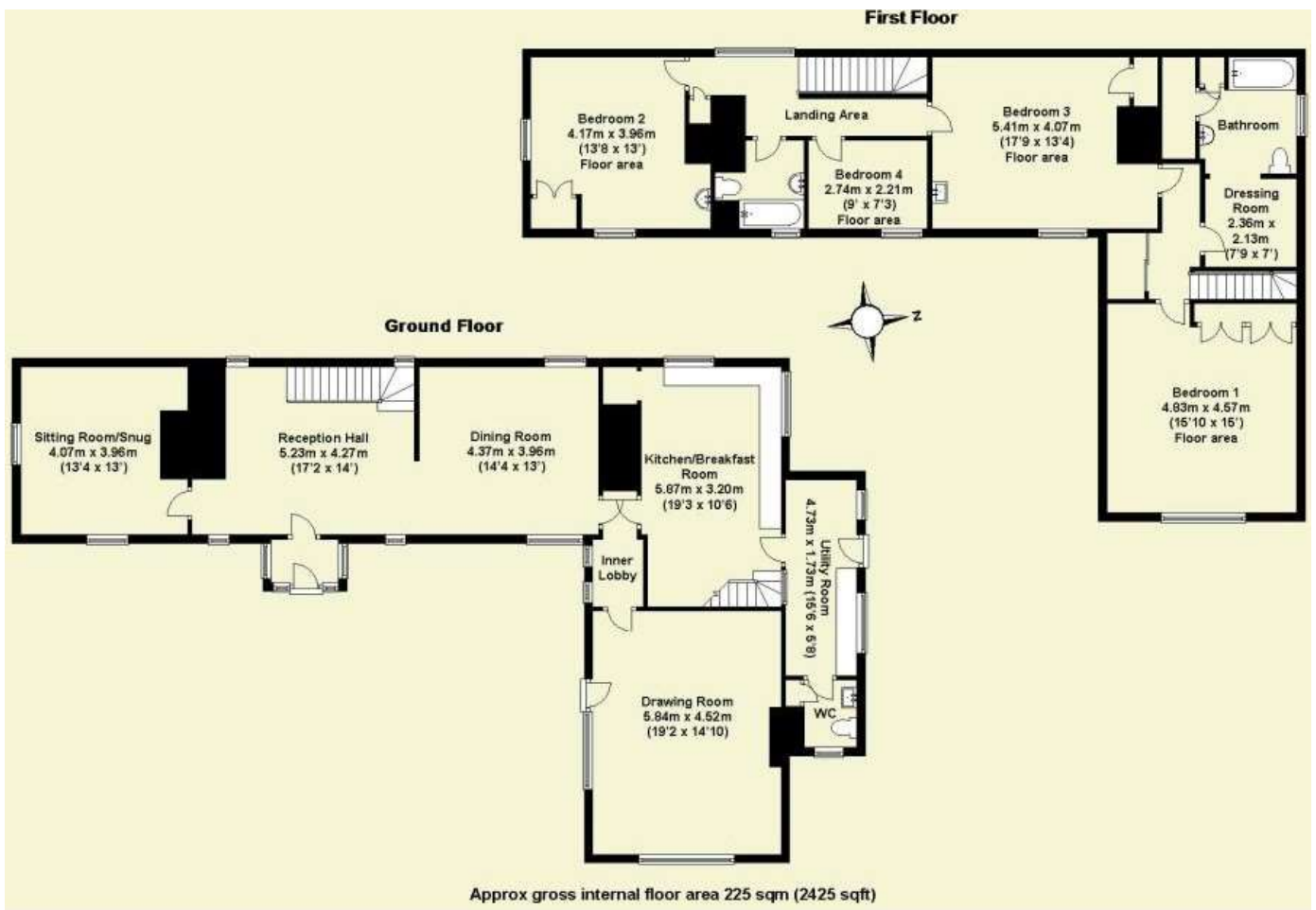
LOCATION

Debden is a much sought-after village approximately 4 miles south of the historic market town of Saffron Walden. This well served village benefits from a pub, restaurant, village shop, primary school, well attended parish church and recreation ground. Debden is ideally situated for the London commuter with Newport railway station within approximately 4 miles, the M11 is also within easy reach.

SERVICES

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

EPC RATING: N/A



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.



