



The Mulberrys, Thaxted Road  
CB11 3LS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Mulberrys

Thaxted Road | Debden | CB11 3LS

Guide Price £850,000

- Modern Barn Style New Build of approx. 2,300 sq ft.
- 10 Year Building Warranty
- Substantial Open Plan Kitchen / Dining Room
- South facing garden
- Underfloor Heating to Ground Floor
- Desirable village location
- No upward chain

## The Property

A stunning, oak frame barn located in the highly desirable, village of Debden with superb views to adjoining countryside. The property has been refurbished to a high standard throughout and benefits from ample off-street parking and gardens to the front and rear.

## The Setting

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.

## The Accommodation

Double entrance doors provide access to this impressive, vaulted entrance hall with bespoke, oak staircase with glass balustrade rising to the first-floor landing and doors to adjoining rooms. The kitchen is fitted with a range of handmade, matching base and eye level units with silestone worktop over incorporate a double butler sink. Integrated appliances include a five-ring induction hob with extractor hood over, electric double oven, combi microwave, coffee machine and full height fridge and freezer. The room is filled with natural light from the windows to the front and side aspects. Further, the dining area has bi-folding doors opening to the rear garden. A great size living room sits to right of the entrance hall and has a window to rear aspect and bi-folding doors to the side aspect. The cloak room comprises of a wash basin with vanity unit beneath and WC. An inner hallway leading off from the kitchen has doors to the adjoining rooms and door opening to the outdoor space. The utility room is fitted





with base and eye level units with silestone worktop space over with sink unit incorporated and space and plumbing for washing machine and tumble dryer.

The ground floor is completed by two double bedrooms, one with a Vaulted ceiling, window to the rear aspect, double French doors opening to the garden and door and en suite. Comprising of wash basin with vanity cupboard beneath, WC, shower enclosure and heated towel rail. A Velux window provides natural light. The additional double bedroom has window to the front aspect, Velux window providing natural light, access to the loft space and a door leading to an ensuite. Comprising wash basin with vanity cupboard beneath, WC, shower enclosure and heated towel rail.

The first floor has a superb, galleried landing with a real feature of the property being the architectural window offering stunning views over the adjoining countryside. Doors lead to the principal bedroom with vaulted ceiling and Velux window to the side aspect. An opening follows into a dressing area with a further opening to the ensuite.



Comprising wash hand basin with vanity cupboard beneath, WC, heated towel rail, shower enclosure with dual shower heads and Velux window. Comprising wash hand basin with vanity cupboard beneath, WC, heated towel rail, shower enclosure with dual shower heads and Velux window.

A good size, double bedroom has a vaulted ceiling with Velux window and further window to the rear aspect. The first floor is completed by the family bathroom comprising of wash hand basin with vanity cupboard beneath, WC, panelled bath with dual shower heads over, heated towel rail and Velux window.

## Outside

The front of the property there is a good size lawned area with a pond. A gravelled driveway provides off-street parking for several vehicles. To the rear is a gardens predominantly laid to lawn with raised beds bordering and a secluded, south facing, porcelain patio for al fresco dining.

Council Tax Band

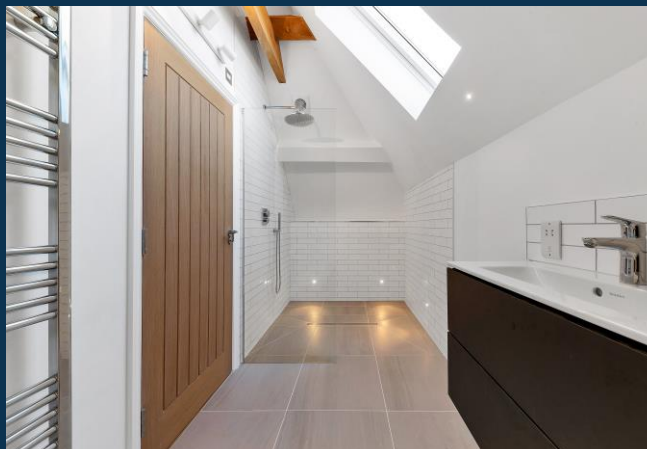
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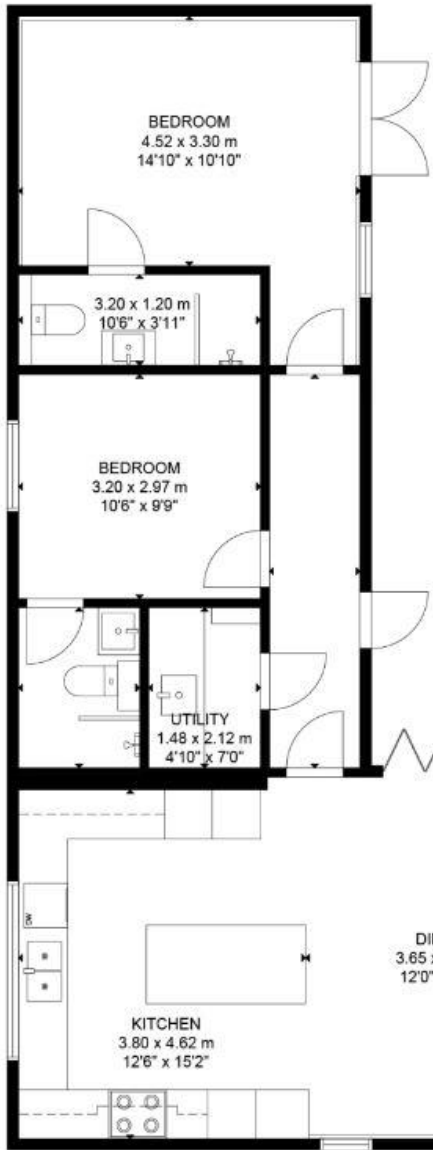
EPC Rating

TBC









GROUND FLOOR



FIRST FLOOR



**THE MULBERRIES, DEBDEN**  
 TOTAL APPROXIMATE INTERNAL AREA: 203m sq/ 2180 sq m

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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