



Chaumiere, Nats Lane
CB11 4LQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Chaumiere

Nats Lane | Wendens Ambo | CB11 4LQ

Guide Price £645,000

- 4 bedrooms, one family bathroom and two shower rooms
- Sought after village location with access to mainline train station
- Principal bedroom with ensuite shower room
- Offered with no upward chain
- Off road parking & good size garden
- EPC: E
- Kitchen & utility room
- Council Tax Band: G

The Property

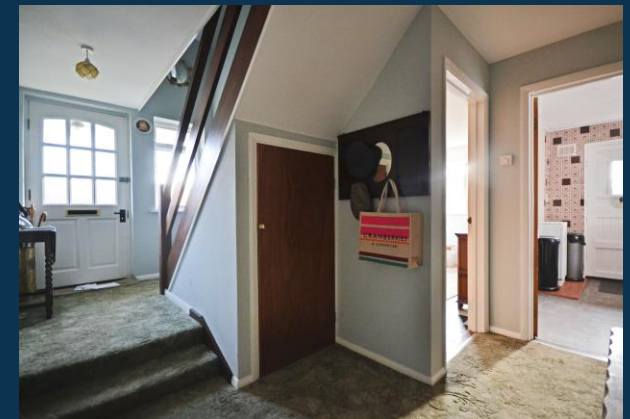
A individual and spacious, detached family home ideally situated in the sought-after village of Wendens Ambo and within easy reach of the local mainline railway station. The property provides well-appointed living accommodation which has undergone some improvement during recent times with refitted bathroom, shower and cloakroom and improved kitchen.

The Setting

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.

The Accommodation

The entrance hall has stairs that rise to the first floor and a door that leads to the ground floor shower room comprising of a WC, wash hand basin and shower enclosure. Doors lead into the large, triple aspect sitting room with a feature brick open fireplace and double doors opening to the rear garden. Further, a separate, dual aspect dining room which looks out to the front of the property. The kitchen is fitted with a matching range of base and eye level units with complementary work surface over and sink unit incorporated. A breakfast bar provides additional preparation space. There is a window looking out to the rear, a stable door to the side, space for appliances and the oil-fired central heating





boiler. A separate utility room incorporates further worktops, butler sink, appliance and storage space, dual aspect windows and door to outside. The first-floor landing leads to the four bedrooms and family bathroom. The good size, principal bedroom benefits from windows to rear and side aspect, fitted wardrobes and an en suite shower room comprising W.C, wash hand basin and shower enclosure. The family bathroom comprises of panelled bath, W.C, wash hand basin, heated towel rail and is shared by bedroom 2,3 and 4 which are all doubles.

Outside

A shared, entrance drive provides access to the property with a gravelled parking area which provides off street parking for several vehicles and, in turn, leads to the carport to one side. The front garden is set behind a well-established hedge and is well stocked with a variety of plants and shrubs. The good size rear garden is laid predominantly to lawn with a paved patio area adjoining the back of the house providing excellent space for al fresco dining. The garden contains a timber storage shed and oil storage tank.



Agents Note

There is an annual charge of £50 for the upkeep of the lane.

Services

Mains Electric is connected, Oil fired central heating, Private drainage system.

Local Authority

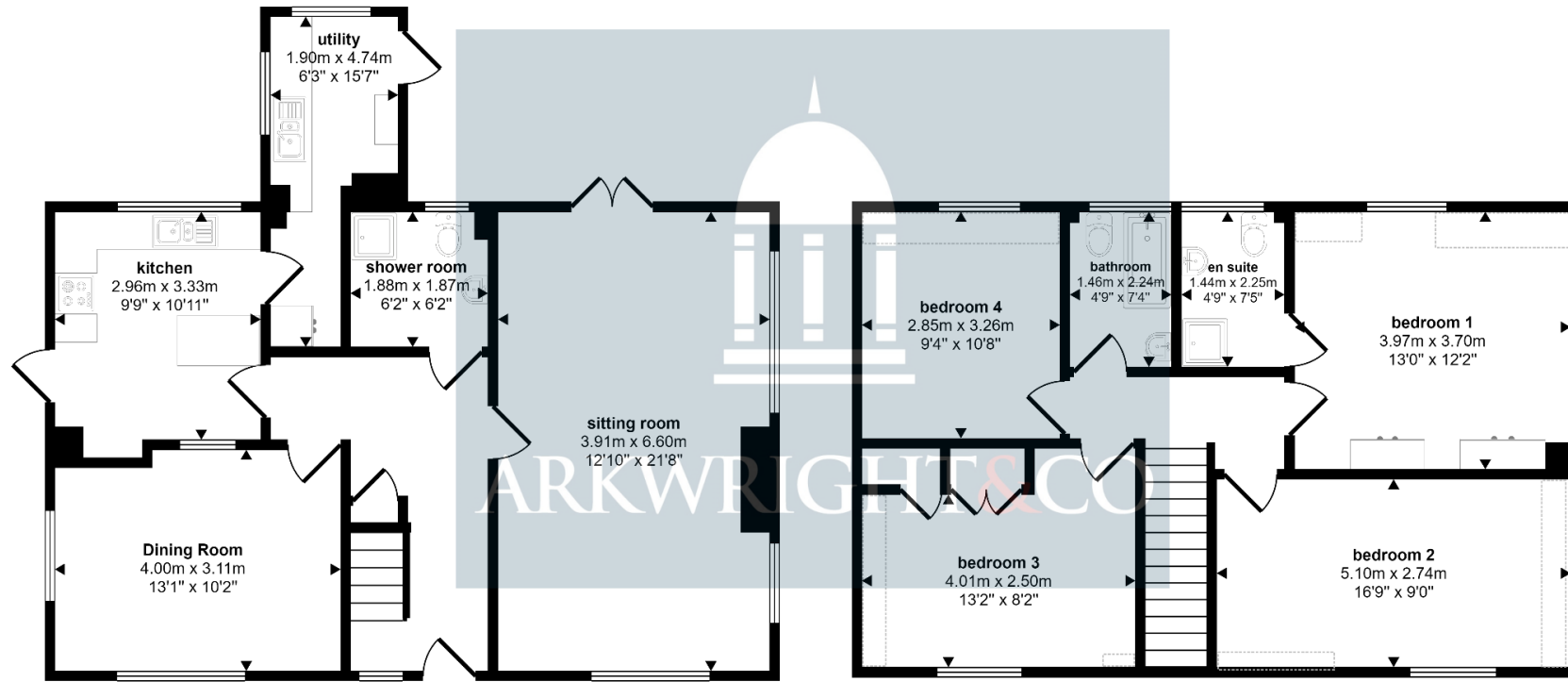
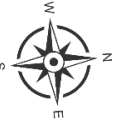
Uttlesford District Council

Council Tax

G




Approx Gross Internal Area
140 sq m / 1504 sq ft



Ground Floor
Approx 72 sq m / 780 sq ft

First Floor
Approx 67 sq m / 725 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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