



The Shambles, Wood End
Saffron Walden | Essex | CB11 3SN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Shambles

Wood End | Widdington | Essex | CB11 3SN

Offers In The Region Of: £1,300,000

- Five-bedroom, three-bathroom property
- Superb kitchen/breakfast/family room
- Three reception rooms
- Principal bedroom with ensuite and dressing area
- Private guest suite with ensuite
- Generous plot with extensive off-road parking with gymnasium and games area
- Good size rear garden with bespoke accoya green house
- EPC: D

The Property

A rarely available and substantial, 5-bedroom, property with a great amount of character and individuality, located in this idyllic village on a quiet lane. This wonderful family home provides extremely well-presented accommodation having been lovingly maintained by the current owners and sits on a generous plot of over an acre.

The Setting

Widdington is set amongst attractive undulating countryside, yet only two miles from the village of Newport, which has a good range of shops and a mainline station providing a regular service to London's Liverpool Street Station. Audley End mainline station (Liverpool Street within 51 minutes) is just over 4 miles away. The market town of Saffron Walden is within 6 miles, with a thriving twice weekly market, excellent range of shops, leisure facilities, coffee bars and restaurants. Widdington is in the catchment area for the highly renowned Joyce Frankland Academy (formerly Newport Free Grammar School). For more extensive shopping facilities, Bishop's Stortford with a mainline station is within 8 miles. Cambridge is within 19 miles to the north (16 minutes by train from Audley End). Access to the M11 south (9 miles) is at junction 8, Bishop's Stortford, or going north, junction 10 at Duxford for the M11/A11.





The Accommodation

An impressive family home with a formal reception hall where stairs rise to the first floor and doors that lead through to the office and adjacent, well-appointed cloakroom. To the right is a door through to the dual aspect snug with French doors to the rear garden. Adjacent to the snug is the sitting room with an attractive bay window and brick fireplace housing a wood burner.

The stunning, triple aspect kitchen/dining/living room is the real hub of the home with a kitchen area fitted by Neptune with many styles of bespoke cabinets, extensive work surfaces, central breakfast bar providing additional preparation space and electric Aga with additional gas hob. Bi-folding doors lead out to the extensive patio area. An additional lobby area leads to the rear entrance door of

the property and on to the utility room/boot room with matching eye and base level units, butler sink and stable door to the rear garden.

The first floor provides a good-sized landing with doors leading to the five bedrooms and family bathroom. The main bedroom is a fantastic principal suite with window to rear aspect, dressing area and ensuite bathroom comprising shower enclosure, rolltop bath, W.C and twin wash hand basin. A guest bedroom suite is a particular feature of the property with a dual aspect, double bedroom and ensuite shower room. There are three further bedrooms and a delightful family bathroom with a roll-top bath and separate shower.

Outside

The property is approached via a gravelled driveway leading to the large garage block, gym, games room and open store. There is ample, off-street parking and access to the substantial rear garden. The garden commences with a good size patio area ideal for al fresco dining. Steps lead up to the extensive lawned area with mature shrub and tree borders with a greenhouse, raised vegetable beds and a summerhouse.

Services

All mains are connected

Local Authority

Uttlesford District Council

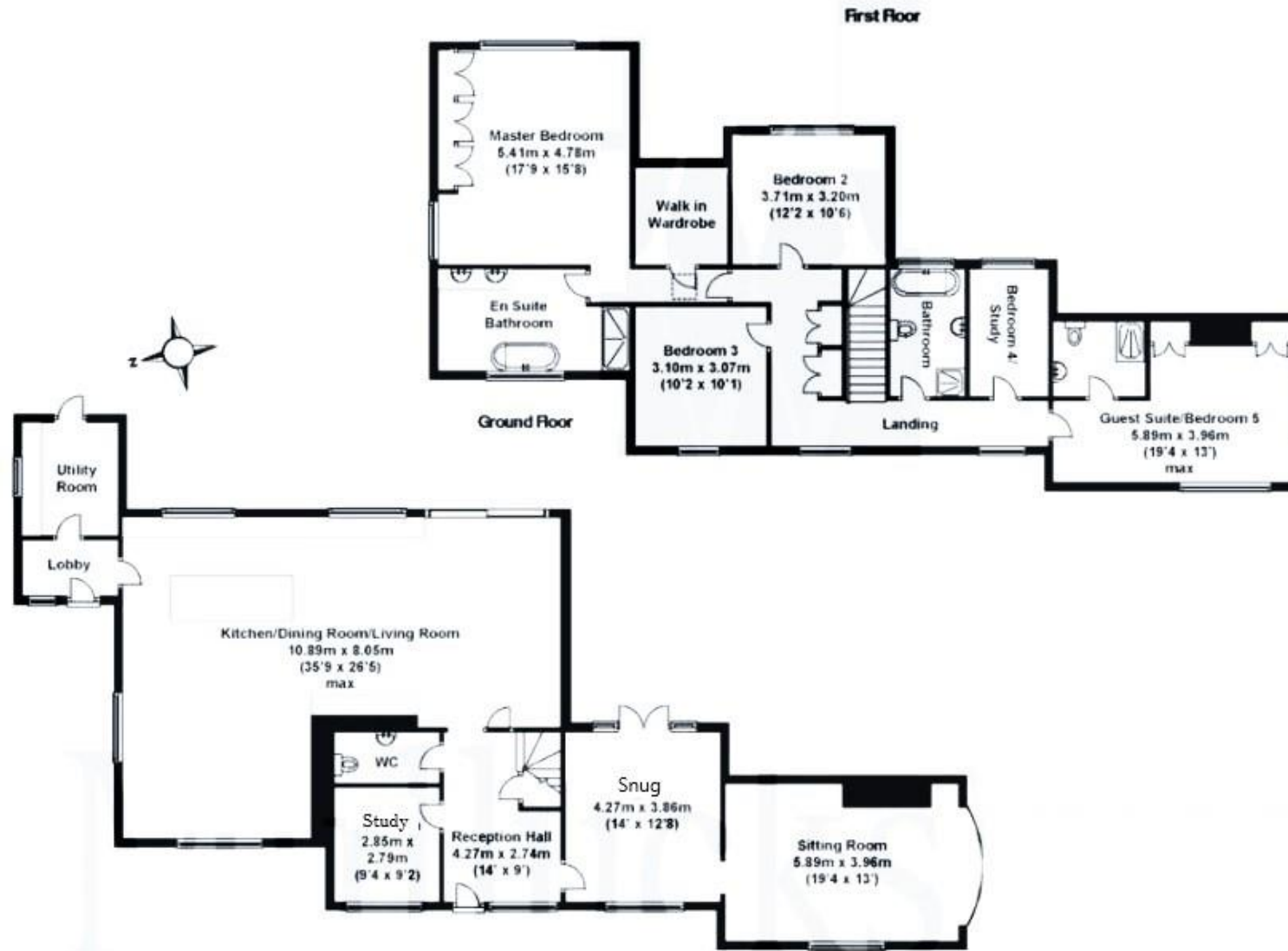
Council Tax

F









Approx gross internal floor area 266 sqm (2875 sqft) (house only)

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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