



Pedlars Cottage, Strethall
CB11 4XJ



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Pedlars Cottage

Strethall | Saffron Walden | Essex | CB11 4XJ

Guide Price £875,000

- A highly individual 4-bedroom detached period home brimming with character and cottage charm.
- Occupying a wonderful position tucked away in this peaceful hamlet and ideally located for access to Saffron Walden as well as easy access to Audley End train station.
- Sitting in a generous plot boasting quite stunning views over rolling countryside as far as the eye can see.
- 4 bedrooms, 2 bathrooms.
- 3 reception rooms, kitchen, utility room, shower room
- Ample off-road parking, detached garage
- Council Tax Band: G
- Grade II Listed
- No Upward Chain

The Property

Pedlars Cottage is a truly wonderful and highly individual Grade II Listed period home, boasting an abundance of character and charm with an array of original features, including exposed beams and timbers, exposed brickwork and attractive fireplaces. The property occupies a beautiful setting nestled away on the edge of Strethall, enjoying a peaceful position surrounded by open countryside and enjoying panoramic views as far as the eye can see. The property offers a delightful combination of quiet country living with ease of access to the range of local facilities in Saffron Walden, highly regarded local schooling and mainline train connections into Cambridge and London.

The Setting

Strethall is a small hamlet close to Catmere End just west of the village of Littlebury Green, with Saffron Walden just 4 miles away. Saffron Walden is an attractive and affluent market town which, due to its charm, character and wealth of mediaeval listed buildings, the common and beautiful Bridge End Gardens has become a popular tourist destination. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, Waitrose, Tesco, Aldi, Boots, Laura Ashley, Fat Face, Phase Eight and Crew Clothing, amongst others. There is also a twice weekly thriving market. The town's leisure facilities include an 18 hole golf course, the Lord Butler Leisure Centre, a cinema and an 800 seat concert hall. There are a number of excellent schools including Saffron Walden County High School which is now an Academy School, R A Butler, St Thomas Moore and Katherine Semar. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line.

The Accommodation

The characterful accommodation comprises of an entrance lobby to the front, which leads through to the generous dual aspect living room with windows to the front and side, benefitting from an array of exposed timbers and an





attractive brick fireplace. Leading off the sitting room is a family room with window to front aspect and exposed timbers. Doors lead off the Family Room into the Inner Hallway as well as to a good size Study which is fitted out with a range of built in storage unit and wood panel walls. The Study also benefits from windows to the front and side aspects.

To the rear of the property is the attractive country Kitchen which is fitted with a range of base and eye level units with work surface over, incorporating a stainless steel sink unit and drainer. The kitchen benefits from an oil fired AGA, attractive tiled flooring, window to the side aspect and French doors giving access to the rear garden. Also to the rear of the property is a good size utility/boot room, fitted with a range of eye level units and benefiting from a rear door giving further access to the rear garden.

Accessed off the Sitting Room is a WC and Ground floor bathroom which serve two first floor bedrooms, accessed via a staircase off the Sitting Room. A second set of stairs, located in the rear hallway, provide access to two further bedrooms, both double rooms, a dressing room fitted out with a range of built-in units, and a family bathroom.



Outside

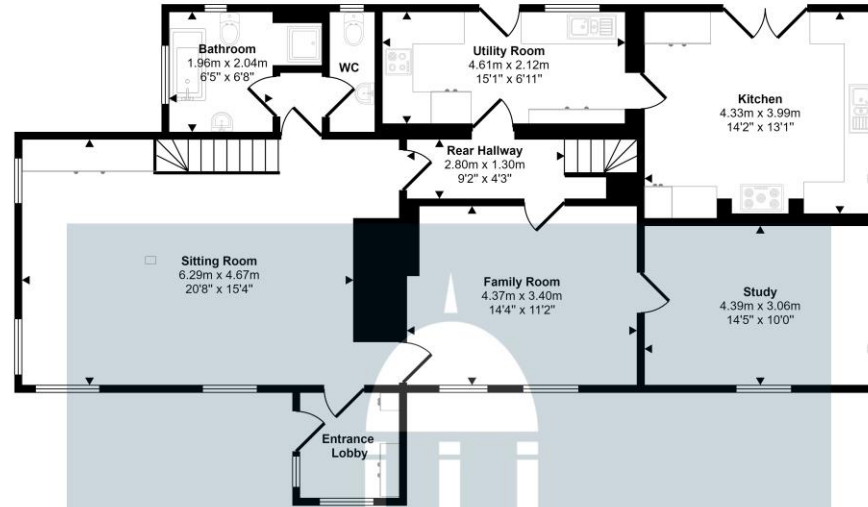
The property occupies a stunning position sitting in a generous plot and boasting stunning panoramic views over the far-reaching rolling countryside and over the nearby pretty Parish Church. The property sits behind a small front garden which is laid to lawn with a low-lying hedged perimeter. To the side of the property there is a driveway providing off road parking for a number of cars as well as access to a detached garage. To the rear of the property there is a paved patio area and an attractive garden which is laid to lawn, backing onto rolling countryside.

Services

Mains water and electricity are connected, drainage is via private system, heating is oil fired.



Approx Gross Internal Area
197 sq m / 2117 sq ft



Ground Floor
Approx 112 sq m / 1207 sq ft



First Floor
Approx 85 sq m / 911 sq ft

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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