



ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS



**2 Flint Cottages
Widdington | CB11 3SH
Guide Price: £650,000**



A wonderful 3/4 bedroom, Grade II listed semi-detached property, situated in the heart of the popular village of Widdington.

ACCOMMODATION

2 Flint Cottages is a superb 3/4 bedroom period cottage, believed to date back about 160 years built of an attractive brick and flint construction under a tiled roof. The property offers well appointed accommodation with a flexible layout and has benefited from a two storey extension which was built in 2008, with the accommodation now extending to approximately 1400sqft. The property enjoys a delightful position set in the heart of the much sought-after village of Widdington and has a private rear garden backing onto farmland.

In detail the accommodation comprises on the ground floor, of a side front door entrance leading into the superb light and airy open-plan kitchen/dining area, fitted with a range of base and eye level units with granite work surfaces. Integrated appliances including a double fridge, freezer, dishwasher and space for a large cooking range. There are windows to the rear aspect and French doors leading to the rear garden.

The sitting room is a wonderful, dual aspect space with an attractive open brick fireplace with tiled hearth housing a wood burning stove, brick surround and mantle, oak flooring throughout and staircase leading to the first floor. Set to the rear of the sitting room is a superb boot room /office, with two Velux windows which leads to the snug/bedroom 4. The ground floor benefits from a shower room with WC, hand wash basin, shower enclosure and heated towel rail.

To the first floor is a superb principal bedroom suite with vaulted ceilings, views over farmland to the rear, dressing area with fitted oak wardrobes and a superb en suite shower room with tiled walls, shower enclosure, WC, hand wash basin and heated towel rail. The second double bedroom has window to rear aspect. The third double bedroom has window to front aspect. A family bathroom comprises of a panelled bath, WC, hand wash basin and heated towel rail.

OUTSIDE

The property is set back from the road in a desirable elevated position. There is an enchanting front garden with a central pathway with lawned area and flowerbed borders and driveway with parking for two vehicles. The rear garden is approximately 50ft/60ft in length, part walled with a patio area and steps leading up to the garden which is laid to lawn with

flowerbed borders overlooking open farmland. There is a timber framed shed, outside lighting and water taps.

FEATURES

- A charming property occupying a pleasant position nestled away in the heart of the village
- Flexible ground floor living accommodation consisting of a spacious open plan kitchen/breakfast room, sitting room, boot room/study, study/4th bedroom, shower room
- Principal bedroom with dressing area
- 2 further double bedrooms
- Set back from the road sitting behind a spacious front garden, driveway providing off road parking for a number of vehicles
- Highly sought after village which has many attractive period houses, a fine 16th century church, village hall and renowned Fleur De Lys Public House
- Available with no upward chain

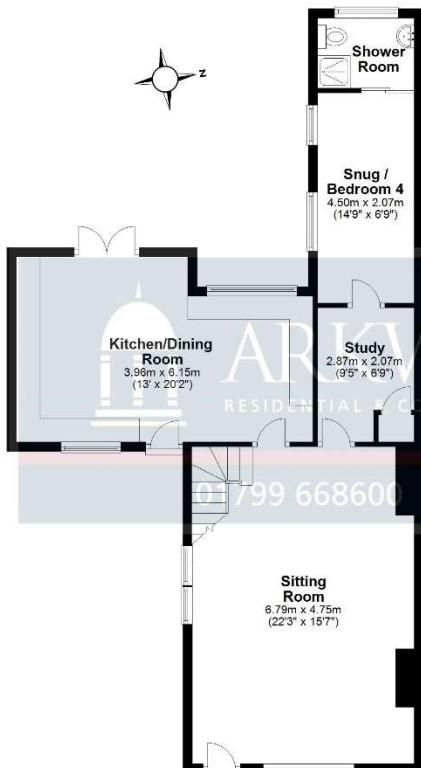
LOCATION

Widdington is set amongst attractive undulating countryside, yet only 2 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.

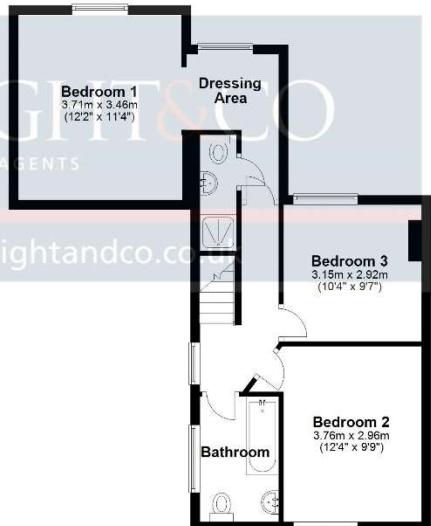
SERVICES

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

Ground Floor
Approx. 74.7 sq. metres (804.2 sq. feet)



First Floor
Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



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.



