



Pottrill
Holland

Property Agents



Springwood Cottage, Catmere End

Saffron Walden

Guide Price £800,000





Springwood Cottage

Catmere End, Saffron Walden

Springwood Cottage is a beautiful four-bedroom period home situated in the charming north Essex hamlet of Catmere End, just 4 miles west of Saffron Walden.

This well-maintained home boasts original features dating back 400 years, with additional extensions made 300 years ago and more recently in the 70s and late 90s. The spacious accommodation spans approximately 1,700 sqft, offering ample living space.

As you enter the property through the stable door, you'll find a welcoming lobby area equipped with under-counter storage and a water softener. From here, there are entrances to both the utility room and the kitchen/dining room. The modern kitchen was refitted in 2015 and boasts complementary base and eye-level units, as well as an integrated Neff electric oven and dishwasher. There is also ample space for an American-style fridge freezer. The utility room is equipped with provision for a washing machine and tumble dryer, oil fired boiler which was upgraded in 2017, along with a handy worksurface and handheld shower connection. Additionally, there is a door leading to the cloakroom.

Continuing through the kitchen/dining area is a further entrance to the living room. This space is the centrepiece of the home and features exposed timbers, a red brick fireplace with a log burner, stairs leading to the first floor, and a door to an inner lobby. The inner lobby houses the original front door and connects to the sitting room.

The sitting room is an impressive room with its exposed timbers and a grand Inglenook fireplace. It was extended during the late 90s with a two-story addition that features a cosy snug/study area and a sliding door leading to the conservatory.





As you make your way upstairs, you'll find a landing that leads to four spacious double bedrooms and a shower room. The master bedroom is particularly impressive, featuring a walk-in wardrobe, a dressing room, and a sleek en-suite bathroom complete with a bath, wash hand basin, and WC.

The second and third bedrooms offer a lovely view of the garden, and an additional fourth bedroom was included in the late 90s extension. The shower room includes a shower cubicle, a wash hand basin, and a WC. Additionally, there is a cupboard that houses the shower pump.

Springwood Cottage is situated on a 0.14-acre plot with a well-manicured garden mainly consisting of a central lawned area, surrounding block paved pathways, and a charming patio area with raised flower beds. Additionally, at the end of the garden, there are several outbuildings including a shed, workshop, and garage which is equipped with an electric rollover door. Off-street parking for two cars is conveniently located in front of the garage.

Agents Note:

Tenure - Freehold

Council Tax Band F - Uttlesford District Council - £2,778.82 pa

EPC Band TBC

Oil-fired central heating. Septic tank shared with neighbouring Primrose Cottage.

Location:

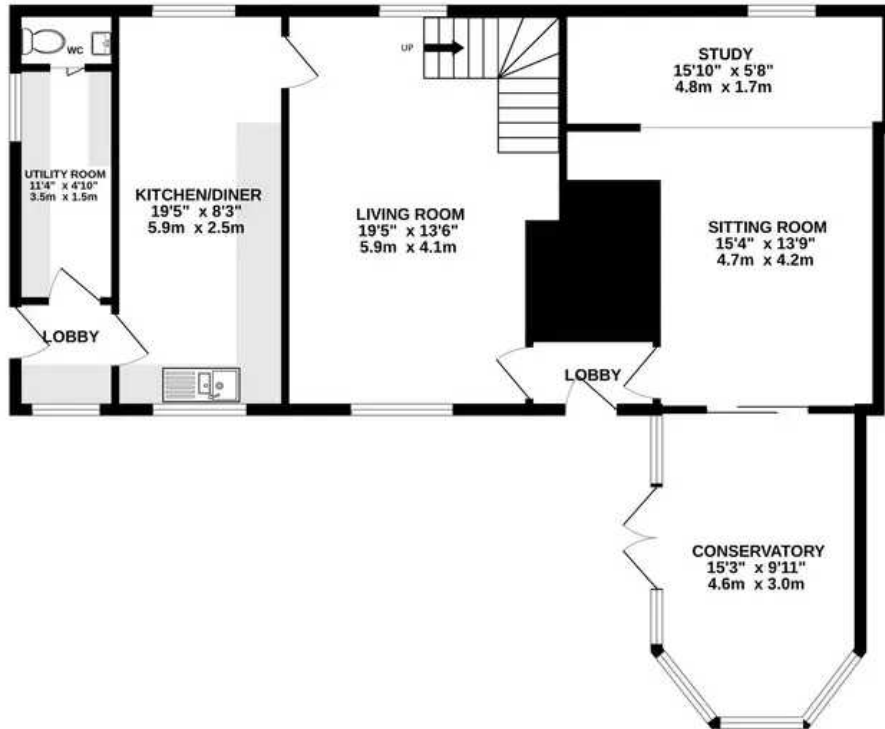
The hamlet of Catmere End is situated about 4 miles west of Saffron Walden and is a part of the Littlebury parish. As per the 2011 census, the local parish had a population of 869. Audley End train station, which provides links to London Liverpool Street and Cambridge, is only a short 3-mile drive away from Catmere End. The nearby town of Saffron Walden still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops.



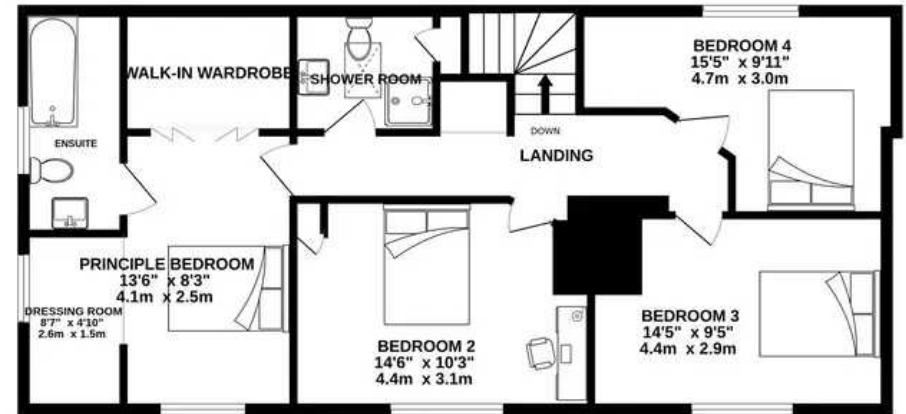




GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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