



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

Tucked away in the beautiful village of Ickleton is this immaculate four bedroom, one bathroom home which offers the benefits of a convenient location for commuting to Cambridge, Saffron Walden, and to London, together with the charm of countryside living in a small village characterised by its true sense of community.





The property has been completely redecorated and the layout reconfigured by the present owners to create a modern and exceptionally stylish home with yet more potential for improvement. The house sits well back from the road and overlooks a pretty lawned garden to the front. The cottage-inspired façade at the front of the house has been recently re-rendered and completed with a wooden porch, and the front door opens into a bright hallway that includes a ground floor WC and a utility room that's sure to spark envy amongst visiting guests. "It is so handy having such a big utility room when you have children and so much washing," note the vendors. "There's so much space for folding clothes and storing all those little bits that don't really go anywhere else in the house." The utility room features a parquet style floor, stylish built-in units, space for a washing machine and tumble dryer and, ideal if you have dogs, a separate entry, which the vendors add, "allows you to come in through the utility room and keep the rest of the house tidy."

The front hallway then leads through to the main living areas, first opening into a fabulous dine-in kitchen which is simply a study in elegance and good design. At the centre of the room is the massive island, serving as both the dining and entertaining space and topped with beautiful, hard-wearing quartz worktops. Centered behind the island and set within a large surround is a beautiful range cooker, which has the benefit of a built-in extractor fan above. "I just love that there's space for everything in the kitchen," said the vendors, adding that they took their time to carefully plan every detail of the room. "For example, the bins are in a drawer in the island, so while you're prepping food you can dispose of rubbish and clippings without having to move around." The kitchen also includes a Quooker tap, a built-in dishwasher, and both a full-height refrigerator and freezer set up in the American style. Finally, built into the cabinetry are also a larder and a hideaway cupboard for storing smaller appliances. Situated off of the kitchen is the sitting room/playroom, and the vendors note the convenience of the open-plan layout between the kitchen and this room, as it allows the space to be social and inclusive. Also leading off of the kitchen is a small conservatory, and to the rear of the kitchen, large sliding doors open to reveal the idyllic, south-facing garden.



A Stunning Contemporary Space



“...the exceptionally stylish decor has really set the tone for the rest of the house...”



Four good-sized double bedrooms are found on the first floor, together with the family bathroom. Following in suit with the quality of the refurbishment below, the rooms on the first floor are all modern, fresh and bright, with new, plush carpets, and quaint views of the front and rear gardens, with the rear bedrooms also enjoying views of the pretty church tower that sits to the south of the property.

LOCATION

The property includes a long single-width garage that leads back into the rear garden, which is a haven for entertaining family and friends. The vendors note that the large paved patio to the immediate rear of the house is a real sun trap, and that the secondary patio to the rear of the garage is ideal for al-fresco dining. To the rear of the garden the current owners have constructed a small play area for their children, and they note that there are a number of beautiful plants and shrubs that grow along the garden border, together with a few small trees.

The village of Ickleton sits close to the junction of the A11 and M11, and the vendors note that the convenience of the location is one of the many draws which originally brought them to this property. What they found to be truly special, however, was the village itself, which they describe as "just so incredibly lovely and friendly." They add that the village hall hosts a regular schedule of clubs and events, including sports clubs and a mother and baby group, and that "there's a lovely play area and recreation ground where you can see a cricket game every weekend." Ickleton is set between the popular villages of Hinxtton and Great Chesterford, where the mainline train station provides regular services to both Cambridge and London, with a commute to London Liverpool Street of just over one hour. Cambridge is renowned internationally for its famous university and research centres, and also boasts a thriving high street and various entertainment and leisure centres. The city is home to some of the top state and international schools in the country, with the Perse Foundation schools regularly ranking in the top ten independent schools lists.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 1454 Sq Ft/135 Sq M
 Garage = 260 Sq Ft/24 Sq M Total = 1714 Sq Ft/159 Sq M

Ground Floor

First Floor

Garage

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