



91 The Street, Manuden  
CM23 1DT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 91 The Street

Manuden | Essex | CM23 1DT

Guide Price £475,000

- Three-bedroom, semi - detached family home
- Good size kitchen with additional pantry
- A superb conservatory with views over the rear garden
- Established private rear garden and off road parking
- Attractive, detached outbuilding, previously utilised as an office
- Idyllic location, within a short distance to transport links and amenities
- EPC: D
- Council Tax Band: D

## The Property

A beautiful, three-bedroom, semi -detached family home ideally located in the heart of the village of Manuden. The property benefits from a detached outbuilding, off road parking and good size rear garden.

## The Setting

Manuden is a small village in Essex on the Hertfordshire boundary with a wealth of vernacular medieval architecture in its principal street. Once a farming community with a mill and two maltings, the village still boasts two working farms dedicated to a mixture of arable, dairy and sheep farming. Leatherwork was made in the village from 1430 to 1900's, as evidenced by the tanner shown at work on the village sign. The local church is St Mary the Virgin and a tablet in the church commemorates William Wade who spent his retirement at Battles Hall in Manuden and is buried at the church. First recorded as a Saxon settlement in the Domesday Book of 1086, Manuden in the 21st Century has a strong sense of community spirit and a fierce pride in its history. The Yew Tree is the local public house and the village also has a superb primary school that in 2010 topped the National League Tables. There are several other village activities and events including a history society, a golf society, a junior football club, a cricket team and the Manuden Singers. There is also a public house, The Yew Tree, and community centre. Bishop's Stortford and Saffron Walden provide excellent shopping and sporting facilities. Bishops Stortford also provides excellent transport links, including mainline station, M11 and Stansted Airport.

## The Accommodation

In detail, the property access via the front door leading into a porch and in turn into a light and airy entrance hall where stairs rise to the first floor and an opening to the sitting room. A feature log burner with log beam over and double doors leading into the conservatory. A superb space with double doors leading to the patio area and rear garden. The kitchen is fitted with a range of base and eye level units with wooden worktop over, and butler sink





incorporated. Integrated appliances include electric oven and gas with extractor fan over. There is space for a fridge. In addition, the pantry provides space and plumbing for the washing machine. The family bathroom comprises panelled bath with shower attachment, W.C and wash hand basin. The ground floor benefits from a family room/ bedroom 3 with fitted wardrobes and window to front aspect.

The first-floor landing is filled with natural light from the window to rear aspect and provides access to two double bedrooms. Bedroom one is a double bedroom with window to front aspect, Velux to rear aspect and access to eaves storage. Bedroom two is a double bedroom with a window to front aspect, Velux to rear aspect and access to eaves storage.

### Outside

To the front of the property is a gravelled driveway providing off road parking for several vehicles. A 5-bar gate leads to the good size rear garden and detached outbuilding/ summerhouse. The private rear garden has a variety of mature shrub borders and several established trees. A patio area provides an ideal space for al fresco dining. Fitted with light



and power the summerhouse is a particular feature of the property with internal ladder providing access to useable space. To the rear is a separate storeroom.

### Services

All mains services are connected.

### Local Authority

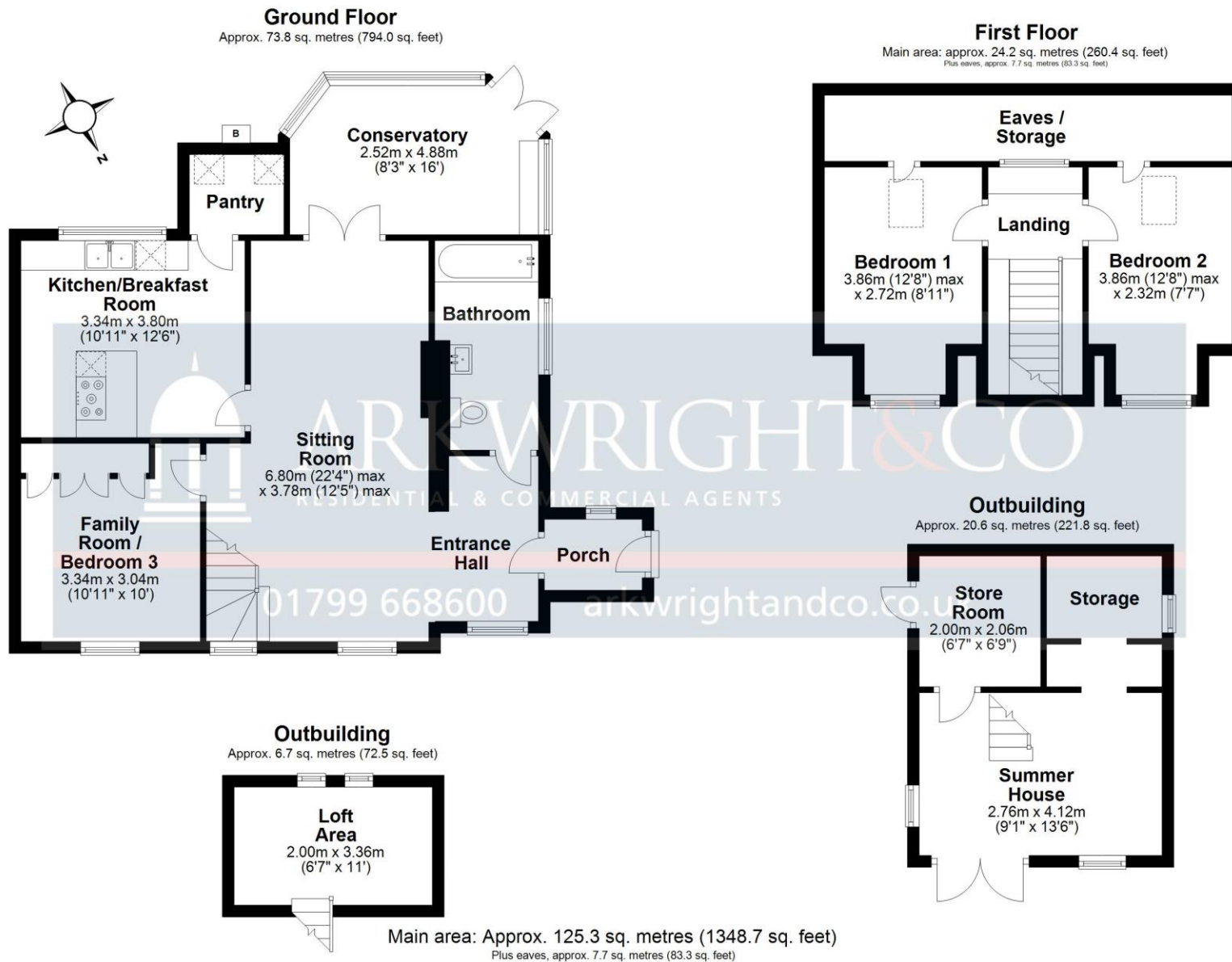
Uttlesford District Council

### Council Tax

D







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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS





01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS