



Highlands, Hogs Lane
SG8 8RB



ARKWRIGHT & CO
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Highlands

Hogs Lane | Chrishall | SG8 8RB

Guide Price £825,000

- A well-appointed, four-bedroom, detached family home
- Ample off-road parking, double garage and mature enclosed garden
- Accommodation over two floors, extending to 1874 sqft
- Set in the heart of this desirable village
- Principal bedroom with ensuite bathroom
- EPC: D
- Three double bedrooms with family shower room
- Council Tax Band: E

The Property

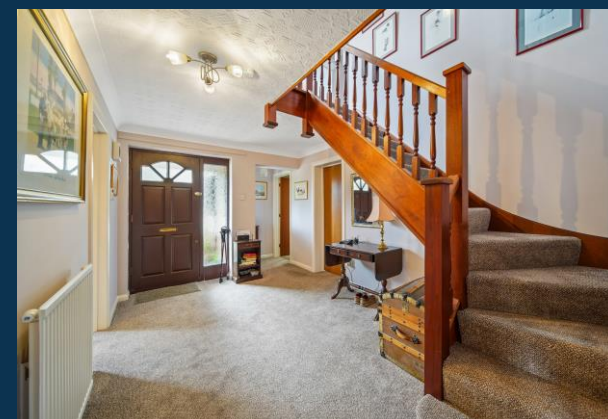
A rarely available and deceptively spacious, four double bedroom, detached family home situated in a central village location. The property offers bright and well-proportioned accommodation, together with ample off-street parking, double garage and a secluded rear garden.

The Setting

The property is located on a quiet country lane with superb countryside walks on your doorstep. The popular and picturesque village of Chrishall has its own church, inn and primary school with adjoining preschool. Set within open countryside the village is between the market towns of Saffron Walden and Royston. There are road and rail links with the main line railway stations at Royston and Audley End (Saffron Walden) providing a regular commuter service to London's King's Cross and Liverpool Street respectively. Access to the M11 is 7 miles and provides access to London, the M25 and the North.

The Accommodation

In detail, the property comprises on the ground floor of a spacious entrance hall, where stairs rise to the first floor, cloakroom with WC and hand wash basin and doors leading to the adjoining rooms. The dual aspect sitting room is a light and airy room with an open fire with hearth and sliding patio doors leading onto the garden. The good size kitchen/breakfast room is a particular feature and creates a real hub to the home. Fitted with a range of base and eye level units with complimentary worksurface over and sink unit incorporated. Integrated appliances include double oven, electric hob with extractor fan over, dishwasher and fridge. A central island provides plenty of preparation space. Further, a utility room is fitted with a range of eye and base level units and freestanding sink unit. There is space and plumbing for a fridge/freezer, washing machine and a personal door leading to the front of the property. The ground floor further benefits from a dual aspect dining room with sliding doors leading to the patio area and a study with window to front aspect.





The first-floor landing is a large space with Velux window, built in storage, access to the loft hatch and doors leading off to 4 bedrooms and family shower room. The principal bedroom is a large, double bedroom with a range of built-in wardrobes/storage. This room benefits from an ensuite comprising panelled P bath with shower attachment over, WC, hand wash basin and heated towel rail. The second double bedroom benefits from a window to the side aspect and built in storage. A third double bedroom has a window to the front aspect. The fourth, double bedroom has a window to the front aspect and built in storage. The family shower room comprises corner shower enclosure, W.C, wash hand basin and heated towel rail.

Outside

The property is set in a tucked away location with a generous driveway, providing ample off-street parking. The double garage has an up and over door with light and power and loft space which is boarded. There is gated side access to the



rear garden, which is mainly laid to lawn with mature flower and shrub borders, mature trees and greenhouse. A patio area provides an ideal space for alfresco dining.

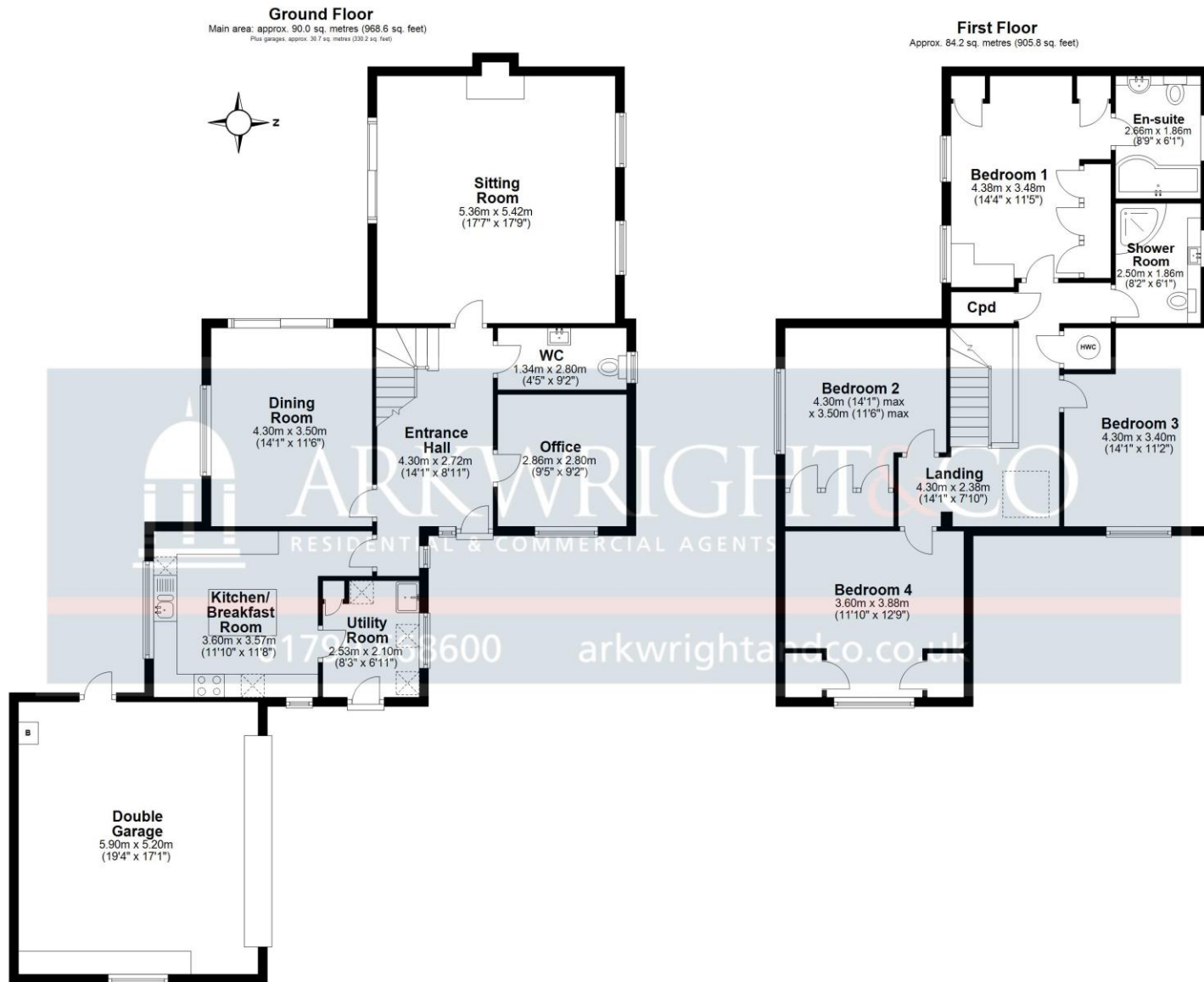
Services

All main services are connected, central heating is oil fired.

Local Authority

Uttlesford District Council





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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