



The Little House, High Street
CB11 4TD



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RESIDENTIAL & COMMERCIAL AGENTS

The Little House

High Street | Littlebury | Essex | CB11 4TD

Offers In Excess Of £500,000

- Grade II Listed, detached period cottage
- Two/ three bedrooms and first floor bathroom
- Planning permission to reconfigure the kitchen UTT/23/0556/LB
- Enclosed, 90ft secluded rear garden
- Off road parking and detached garage
- Idyllic village location on outskirts of Saffron Walden
- EPC: N/A
- Council Tax Band: E

The Property

A charming, beautifully presented Grade II Listed, detached character cottage with a host of original and period features. The 2/3-bedroom property benefits from off road parking, a detached garage and a superb, secluded garden located in the heart of this idyllic village.

The Setting

Littlebury is a picturesque and sought after village close to the Cambridgeshire border. In the centre of the village is a well-regarded pub restaurant and the Parish Church. In nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day-to-day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms and amenities for use by the whole community. The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent school Dame Bradbury's. For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Junction 9 southbound only) is some 3.7 miles.

The Accommodation

In detail, the property comprises of an entrance hall where stairs rise to the first floor and door leading to the superb sitting room with feature inglenook fireplace containing a log burning stove. In turn a door leads to the dining room, also featuring a lovely brick fireplace and window to the front aspect. The kitchen is fitted with a range of eye and base level, shaker style cabinets with wooden work surface over, ceramic butler sink with traditional style tap and single stove





oven. There is space and plumbing for a fridge and stable style door leading out to the rear garden and original timber beams opening through to a breakfast area filled with natural light from three windows looking out to the rear garden with the 2 rooms combining to create a lovely living space. In addition, an inner hallway with brick paved floor leads to the ground floor cloakroom.

The first-floor benefits from an open-plan landing area which provides an ideal study space or room for an occasional bedroom, leading to the principal, double bedroom with window to side aspect. The second, double bedroom has a window to front aspect. The traditional, family bathroom comprises freestanding ball & claw bath, W.C, wash hand basin and radiator.

Outside

The property benefits from off road parking to the side of the cottage for up to 2 cars with a five-bar gate with gravelled area in front of a detached garage. There is a paved patio area with steps leading up to a gravelled garden with extensive hedging, well stocked flower beds and mature trees creating a delightfully secluded garden. To the bottom of the



garden is another paved area with a timber framed outbuilding. The detached garage has a utility area to the rear with cupboards, space and plumbing for washing machine, tumble dryer, freezer and with a work surface over incorporating a stainless-steel sink.

Services

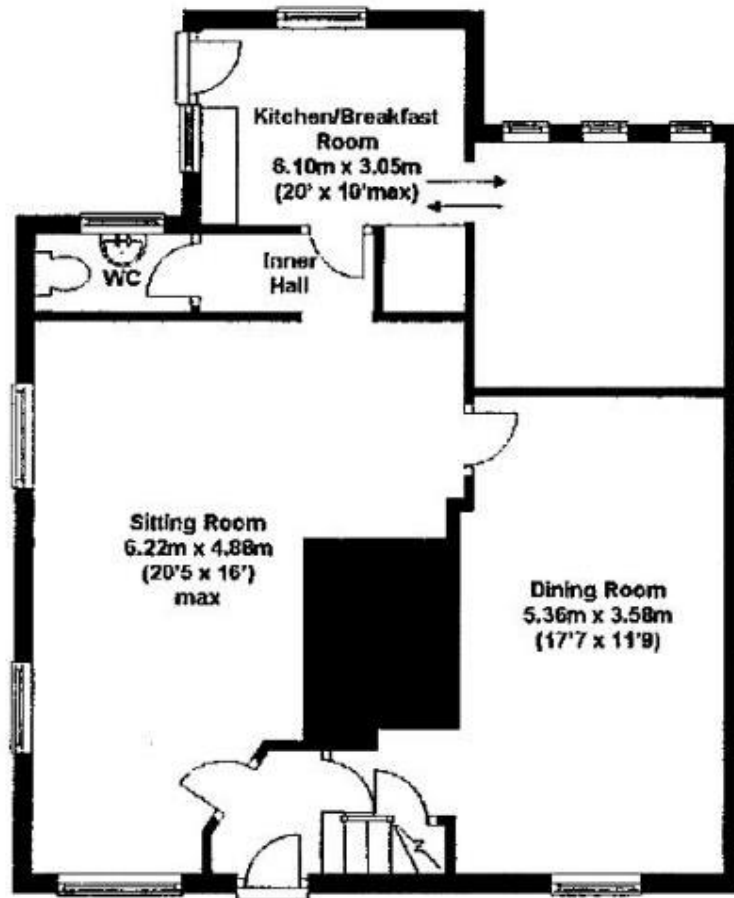
Mains water, electricity and drainage are connected. Oil fired central heating.

Local Authority

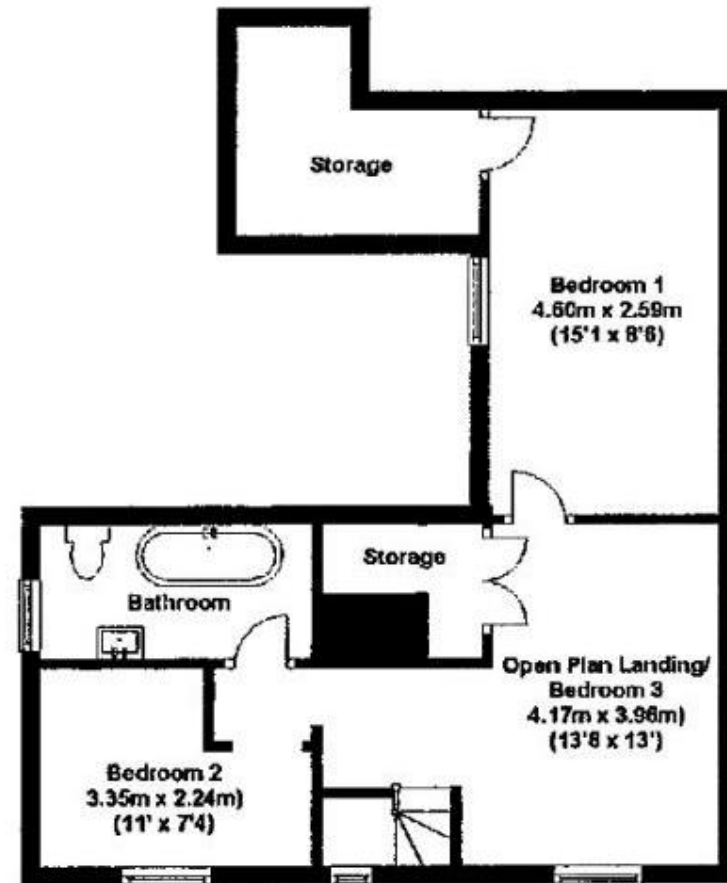
Uttlesford District Council



Ground Floor



First Floor



Approx gross internal floor area 107 sqm (1150 sqft)

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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