

EH

EXQUISITE
HOME



WIDENING HORIZONS

Located on the edge of the quaint village of Little Chesterford, with its excellent access to Cambridge and London Stansted is this four/five bedroom, two bathroom Georgian cottage with a truly “wow” open-plan kitchen and family room, creating a truly versatile and characterful family home in one of the country’s most sought-after locations.





Beautifully Appointed...

The property enjoys an imposing Georgian façade which hints at the history of the original house. Entering into the front reception room, there is an immediate sense of the versatility in the living space, as well as the character and charm which has been carefully preserved in the original parts of this house. The reception room was originally utilised by the current owners as a formal dining room, but it works equally well as a more intimate sitting room, and the east-facing windows allow the morning light to pour into this calm, welcoming space. To the side of this is a smaller reception room, which would make an excellent snug or reading room and has alternatively been utilised by the current owners as a home office and, at times, a playroom.

To the rear of these front living spaces is the open-plan kitchen, dining and family area. 'It's been great for social events,' note the current owners, 'we've had lots of children's parties and always enjoyed Christmas there because the space functions so well, and the bi-fold doors open out into the garden and it makes the space feel that much bigger than it already is.' The kitchen was installed by the current owners and designed for easy living. The kitchen itself includes a Quooker tap, underfloor heating and a water softener, and the three large appliances - the AGA induction range cooker, Fisher and Paykal American-style fridge/freezer and Miele dishwasher - are all available under separate negotiation. Located next to the kitchen is also a walk-in pantry, which the current owners really enjoyed, especially as it allowed them to keep the kitchen clutter free and simple. To the side of the kitchen a door opens into a utility wing which houses a ground-floor WC and a utility room, as well as a stable door that leads out into the rear garden. Here a staircase leads up to a self-contained room which has been utilised by the current owners as a home office, but could also be used as a fifth bedroom or even a home gym.

From the reception room the original cottage stairs lead up to the first floor, where you'll find four good-sized bedrooms and a family bathroom which has been recently redecorated by the current owners and includes underfloor heating. The three guest bedrooms are of varying shapes and sizes and all enjoy wonderful views of the garden and the fields that surround the property. The fourth bedroom is the principal suite and includes a large bedroom with a generous separate dressing room that leads into the en-suite shower room, which is decorated in a similar style to the family bathroom and also enjoys underfloor heating.





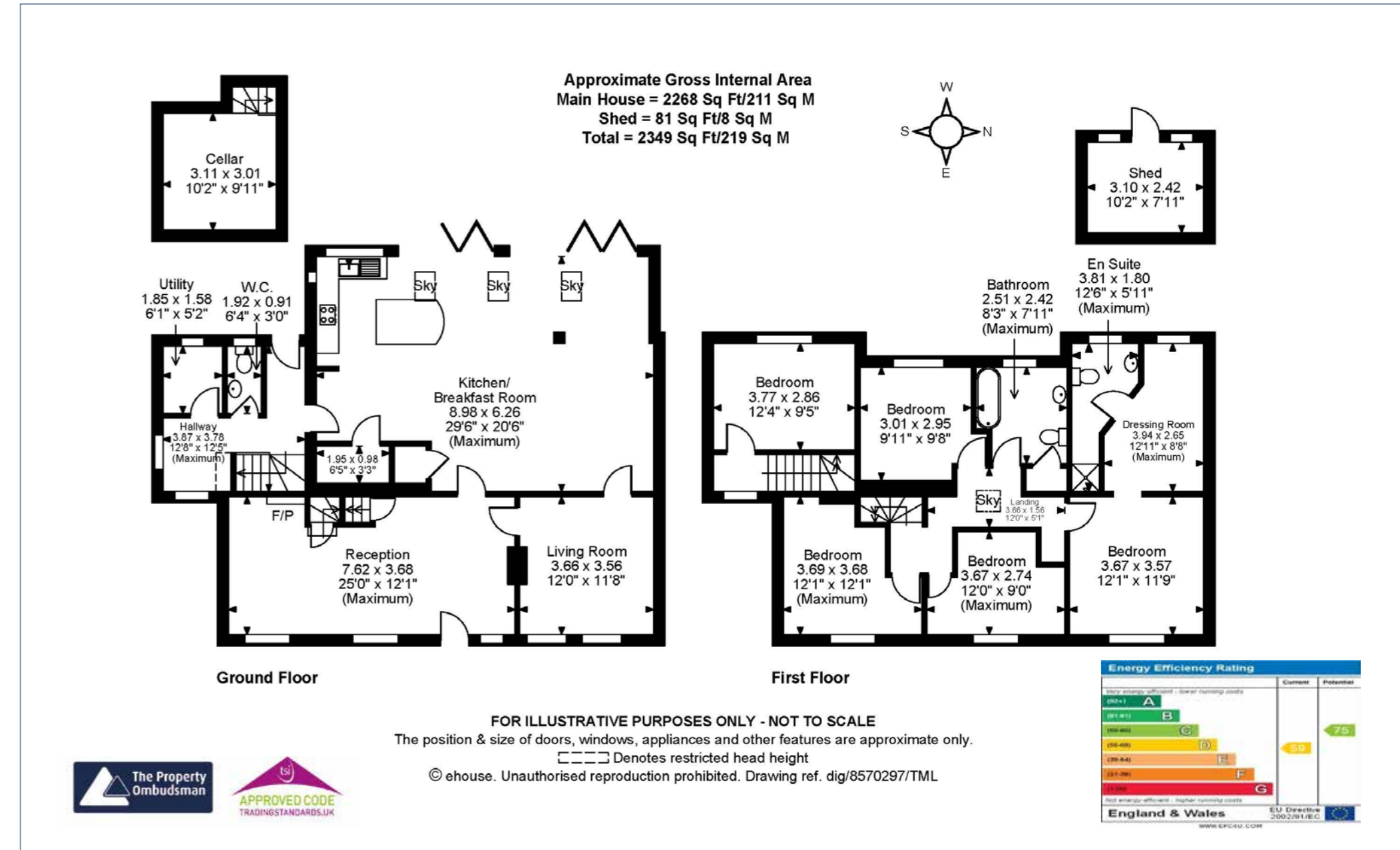
“...there is an immediate sense of the versatility in the living space, as well as the character and charm which has been carefully preserved in the original parts of this house....”



Warm Sunsets...

The rear garden is fully enclosed and mostly laid to lawn, making this a great space for families to enjoy. There is a good-sized patio to the rear of the kitchen which is perfect for al-fresco dining while enjoying the warm sunset in this west-facing garden. The garden includes a beautiful Weeping Birch tree, and a neat Wendy House shed at the rear of the garden is great either for additional storage or for creating a fun play area for children.

The village of Little Chesterfield sits near the border of south Cambridgeshire and northern Essex and enjoys excellent access to the M11, which lies only a couple of minutes from the village and connects the village to the city of Cambridge to the north and London Stansted airport to the south, making this an exceptional area of the country for those who regularly commute to the capital or even to the continent for work or leisure. The nearest mainline station is located at nearby Great Chesterford, which lies on the Cambridge to London line and offers a commute to London's Liverpool Street station of around 45 minutes. The current owners are active in the village community and describe the village as 'vibrant and friendly.' They also enjoy walking up to nearby Great Chesterford to enjoy some of the amenities in this larger village, which includes a popular bakery café and two highly-rated gastropubs. The nearby town of Saffron Walden has often been dubbed one of the best spots to live in the country and offers a wide array of both chain and independent shops, eateries and cafes, as well as a popular weekly market that offers a full range of fresh produce and independent stalls. This area of south Cambridgeshire and northern Essex is exceptionally popular with families who are drawn to the high-quality provision for education in both the private and public sector. The catchment secondary school is located nearby in the popular market town of Saffron Walden and enjoys an "Outstanding" Ofsted rating. It is worth noting that the Perse foundation schools, which regularly top the lists of top-performing independent schools in the country, are only about a twenty minute drive from the property. Cambridge itself is one of the most popular cities in the UK and world-renowned for its famous university and research institutions. The city is a culture hub with a range of museums and theatres, and the city hosts a number of varied festivals throughout the year, ensuring there is always something interesting to see and do, all within easy reach of this incredible village home.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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