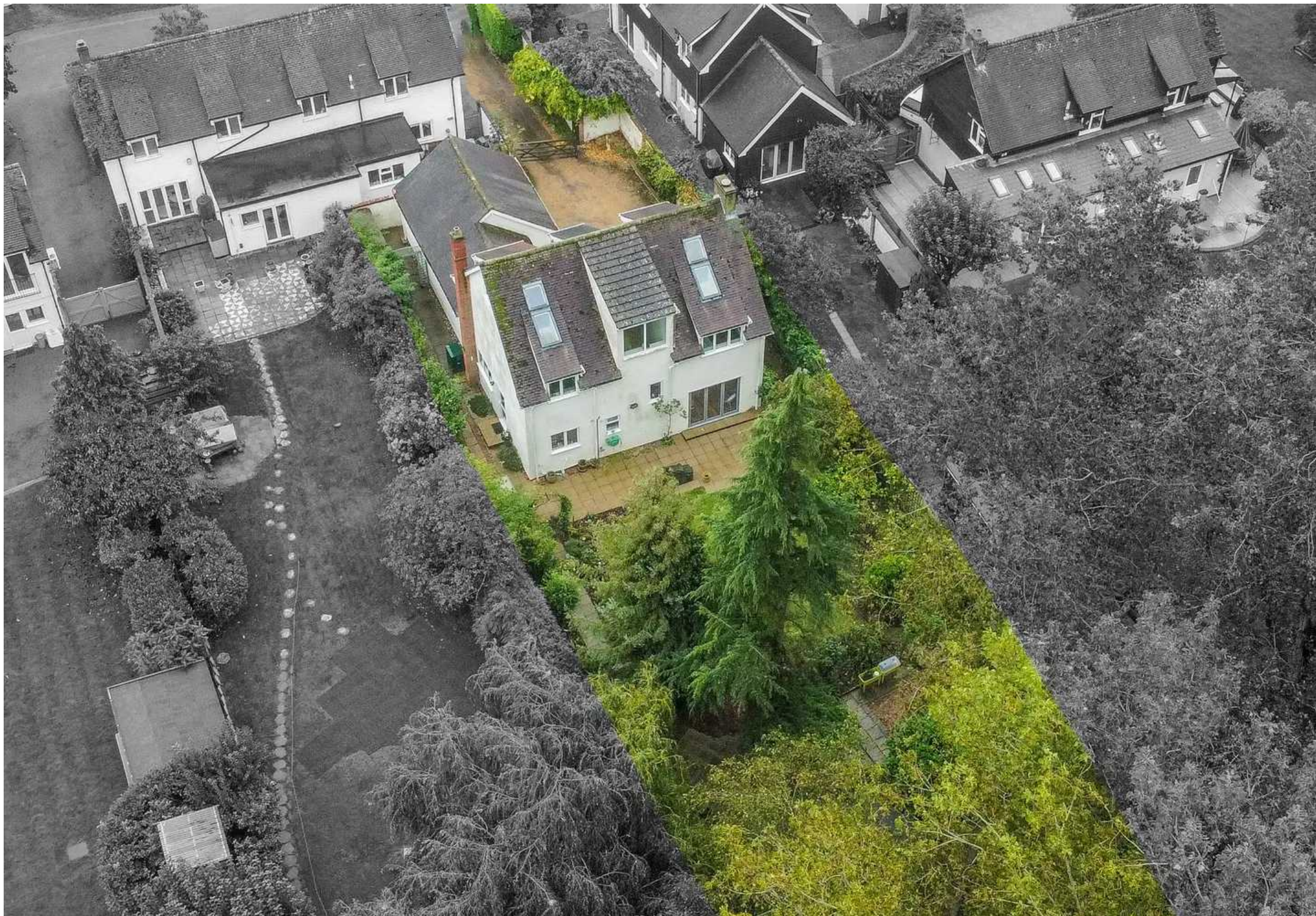




Greenmead

Catmere End, Saffron Walden





Greenmead

Catmere End, Saffron Walden

Introducing **Greenmead**, a five-bedroom detached house, nestled in a serene location that boasts tranquillity, backed by expansive woodlands belonging to The Audley End Estate. Set approximately three miles away from the renowned Saffron Walden County High School, this property is perfect for families seeking exceptional education in a semi-rural environment.

Boasting a generous total plot of approximately 0.15 acres, this residence provides ample space for all your desires. Upon entry, you are greeted by two inviting reception rooms, offering versatile spaces for relaxation or entertainment. The kitchen breakfast room is a true haven for culinary enthusiasts, featuring underfloor heating that ensures comfort while preparing meals.

As you journey through this magnificent house, you will discover a family bathroom, along with two en-suites, ensuring privacy and convenience for all family members. Additionally, the double garage and off-street parking for up to six cars guarantee hassle-free storage and ample space for guests' vehicles.

Embracing modern technology, this property is equipped with HyperFast broadband connectivity, available through GigaClear, offering internet speeds of up to a staggering 900Mbps. Whether it is for work, entertainment, or staying connected with loved ones, this exceptional connectivity ensures seamless online experiences.





This captivating residence further delights with features such as a log-burning stove, creating a cosy and inviting atmosphere in the living room. The bi-folding doors offer a seamless transition between your indoor and outdoor spaces, making it an ideal setting for gatherings or simply basking in the beauty of nature.

For families with school-aged children, a remarkable advantage awaits. A mini-bus service is readily available, offering convenient transportation for your children to attend the esteemed Saffron Walden County High School, awarded an "Outstanding" rating by OFSTED.

Agents Note:

EPC Band D

Tenure: Freehold

Uttlesford District Council - Council Tax Band G - £3,225.87pa

Mains Electric, Oil Fired Central Heating & Private Drainage via a Septic Tank

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

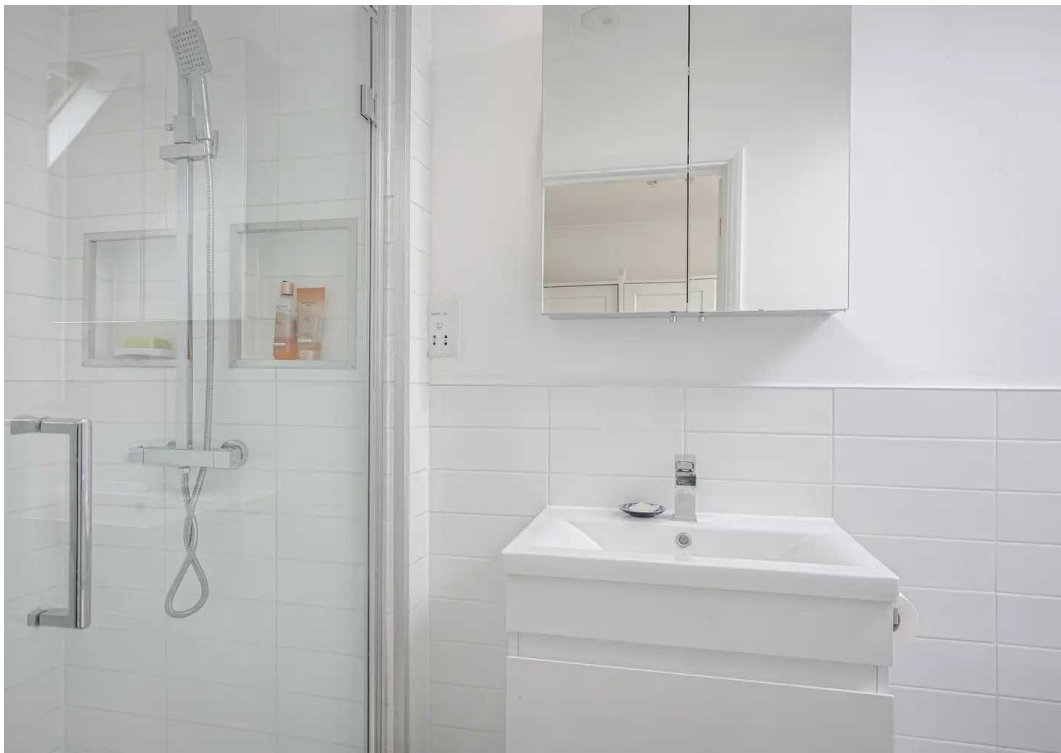
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

It is advisable to contact SWCHS directly for information on school availability due to high demand.

Location:

The hamlet of Catmere End is situated about 4 miles west of Saffron Walden and is a part of the Littlebury parish. As per the 2011 census, the local parish had a population of 869. Audley End train station, which provides links to London Liverpool Street and Cambridge, is only a short 3-mile drive away from Catmere End. The nearby town of Saffron Walden still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops.

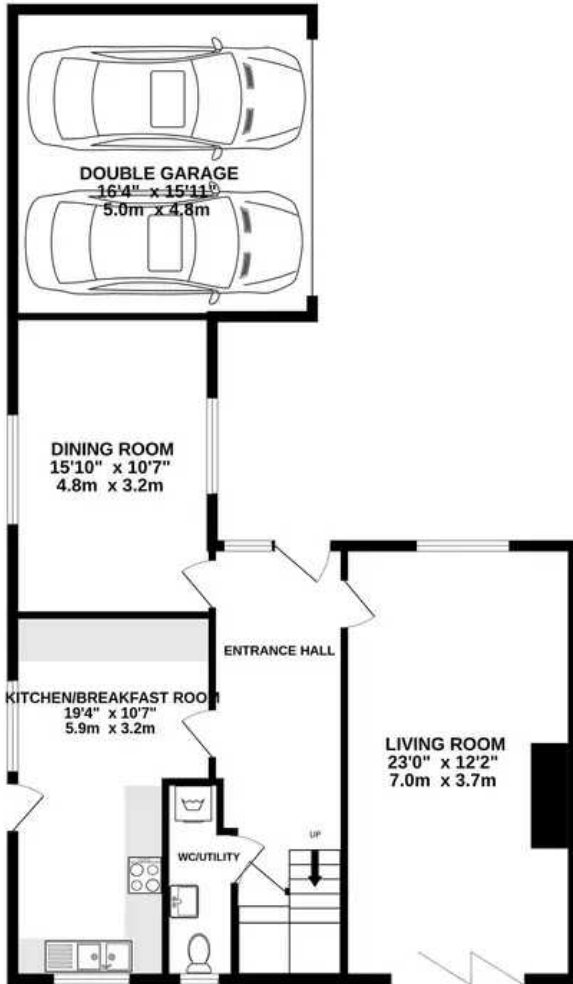








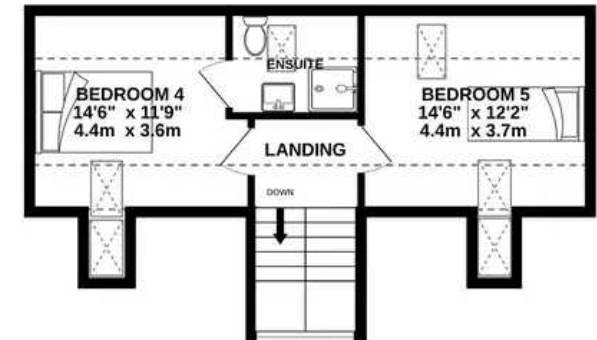
GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.