



EH

EXQUISITE
HOME

Town and Country

North Essex is a particularly beautiful part of the county. Dotted with pretty villages, it is also the home of historic market town Saffron Walden and the beautiful Jacobean mansion Audley End. Transport links are excellent with trains running straight to London Liverpool Street and the M11 nearby. Ideal for commuters and families, it is a popular part of Essex for very good reason. Great Chesterford, four miles southeast of Saffron Walden and eleven miles south of Cambridge is an ancient settlement on the banks of the River Cam, thought to date back to at least the Bronze Age. The Romans were certainly there and many historical artefacts have been found over the years. The village has a high number of listed buildings, two pubs, a primary school, village shop and bakery, two doctors' surgeries and a community field with tennis courts and a children's playground. Buses run to Saffron Walden every hour. Standing on a quiet cul de sac in a small development is this handsome detached house built in 1994. The present owners bought it as soon as it was constructed and over the years have improved it considerably. They were drawn to it by its excellent location close to the M11 and station, its proximity to Saffron Walden and the many good local schools. There is space for three cars to park at the front, three extra communal parking spaces on the road and a garage with extra capacity for cars.

Picture Perfect Family Home

The front door leads into the light-filled, wooden floored hallway with useful downstairs cupboard. To the right is the large dual aspect sitting room, flooded with natural light pouring through the window and the French doors on to the garden. It has a smart, contemporary inset gas fire which was installed this year and which makes a lovely focal point. This is the perfect family room, much used by the owners in the evening to relax and watch TV. The useful downstairs cloakroom is papered in a quirky, on trend style and has a handsome black marble splashback behind the basin. Some years ago, with the vision of creating a more open plan



Great Chesterford | Saffron Walden

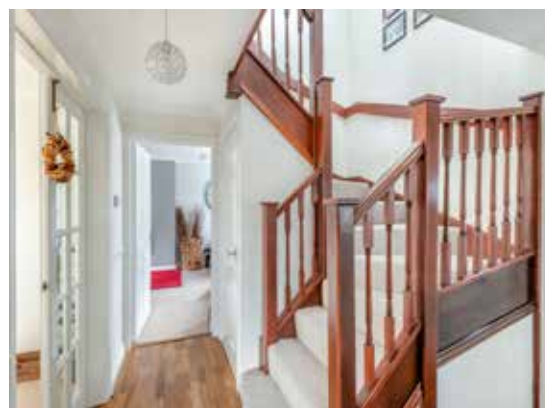


and sociable space, the owners knocked through the wall between the kitchen and the dining room, creating a wonderful, open plan space which has served their family well over the years. The dining area is now accessed via a pair of double doors at the back of the hallway and looks straight on to the kitchen. On trend pendant lighting over the table adds to the sense of style and the owners have found it a wonderful space for entertaining. It is equally helpful for family life, as the children can be sitting at the table doing their homework, playing or chatting in full view of the kitchen. Further space has been created by the conservatory which flows naturally from the dining area and is used mainly as a family room.

The kitchen itself is smart and elegant with light grey cabinets, an integrated electric oven, induction hob, integrated dishwasher, fridge freezer, washing machine and tumble dryer. It has been designed thoughtfully and every element works really well and adds to the attractions of this modern family home. The owners feel that it is much more open and welcoming in this configuration and it has certainly been much loved and well used over the years. proximity to the countryside and good schools.

Spacious First Floor

The staircase winds enticingly up to the first floor landing. On this floor, there is an attractive and roomy principal bedroom with built in wardrobes and a smart en suite shower room with a chrome towel heater. There are two more double bedrooms, ideal for children or guest accommodation and the fourth bedroom, a single, is currently used as a home office. However, if desired, it could easily be converted back into a nursery, playroom or child's bedroom. The three piece family bathroom has a bath, a rectangular ceramic counter top basin and a useful airing cupboard.



LOCATION

The back garden is large enough for versatile use but small enough to be easily maintained. The owners have laid decking by the sitting room French doors which is a sunny seating area, ideal for a morning coffee with friends or a glass of wine after work. There is a large patio area and a small lawn, plus a storage shed and a greenhouse. In the summer, the owners grow vegetables. There is enough room for children's play equipment and the garden has everything in it that anyone could want. The large garage has power and light and roof storage and if desired, and with the correct planning permission in place, it could be converted into a home gym or a further family room.

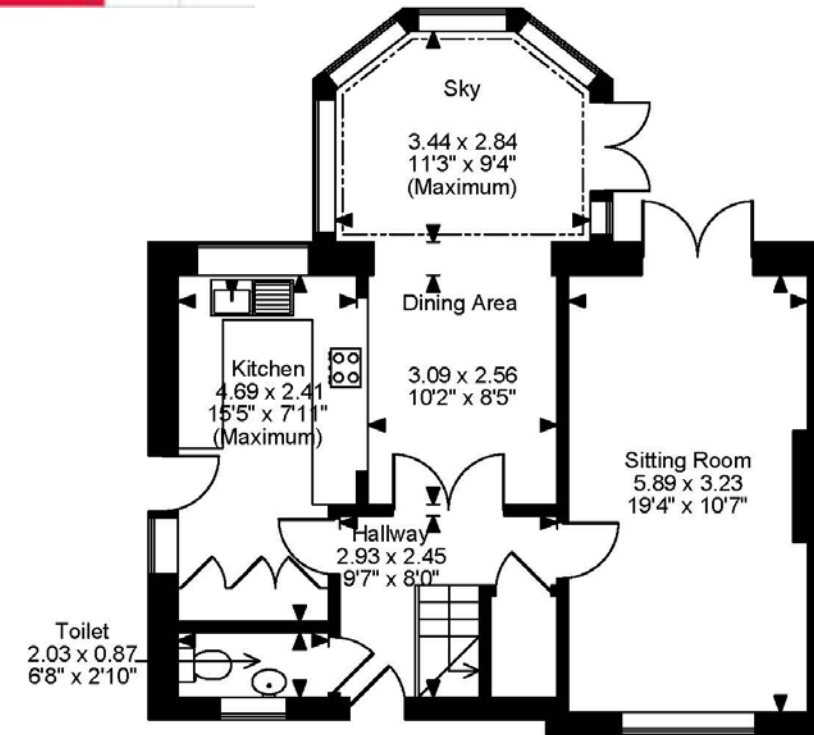
Delightful Back Garden

At the front of the development is an attractive green planted up with trees and bushes and with wooden benches. This is a communal area which each house has ownership of for a small yearly fee. There is no through traffic past the house and the neighbours are all extremely friendly, making this more of a community than a development. The station is a six minute walk away and all of Great Chesterford's amenities are just a few minutes' walk away. There are lovely walks around the surrounding countryside and with Saffron Walden and Cambridge within easy reach, plenty of good schools, shops, restaurants, pubs and leisure activities, this lovely family home in a peaceful village setting really does have everything.

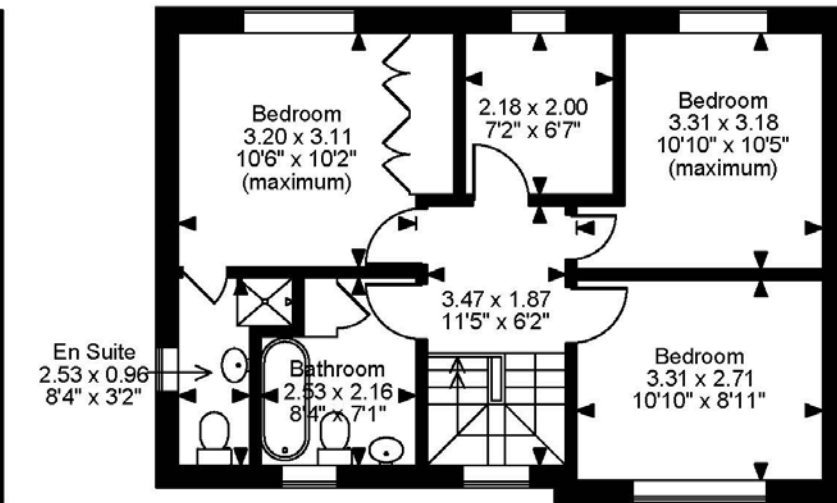
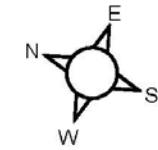
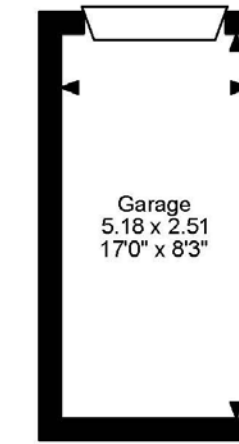


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 1178 Sq Ft/109 Sq M
 Garage = 140 Sq Ft/13 Sq M
 Total = 1318 Sq Ft/122 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk