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Church House, School Lane, Wenden Lofts, Saffron Walden, Essex, CB11 4XN

An absolutely charming Grade II listed cottage set in a delightful rural location within its own grounds of approx. 0.5 acre and views over adjoining countryside. The property has been updated throughout and offers well presented accommodation and mature gardens.

- Three Bedrooms
- Three Reception Rooms
- Bespoke Handmade Kitchen
- Bath and Shower Rooms
- Rural Views
- Approx. 0.5 acre

Guide Price **£700,000**

Church House is located in the small Hamlet of Wenden Lofts next door to the Hamlet Church of Duddenhoe End and surrounded by Essex farmland. Duddenhoe End the neighbouring small village is also set in lovely countryside and 6 miles from the market town of Saffron Walden and 10 miles from the market town of Royston. Audley End Station (London's Liverpool Street) lies some 5 miles from the hamlet. There is excellent schooling options including the nearby village of Chrishall with a primary school and secondary schooling in Newport and Saffron Walden. Please refer to the local school or council in relation to applications.

ACCOMMODATION with approximate room sizes.

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door, slate flooring, understairs storage area, doors to adjoining rooms.



SITTING ROOM

16' 7" x 13' 6" (5.05m x 4.11m) Dual aspect room with window to the front aspect overlooking the garden and a pair of glazed doors to the rear aspect overlooking the terrace and open countryside beyond, large inglenook fireplace, exposed timbers and exposed floorboards. Door with staircase rising to the first floor, further door to:

FAMILY ROOM

16' 5" x 10' 10" (5m x 3.3m) A number of windows to the front and side aspects overlooking the gardens, in addition is a glazed door leading to the rear terrace and exposed timbers. Staircase rising to the first floor and Bedroom 3.

DINING ROOM

15' 10" x 11' (4.83m x 3.35m) Windows to the front and side aspects, oak flooring, inglenook fireplace (currently not in use), adjoining storage cupboard, exposed timbers. Open plan to:

KITCHEN

14' 5" x 10' 8" (4.39m x 3.25m) Recently fitted with a bespoke handmade wooden kitchen comprising a range of base and eye level units with granite worktop space over, handmade twin bowl ceramic sink unit, integrated Bosch dishwasher and Bosch washing machine, space for range cooker with tiled splashback, oak flooring. The room enjoys a good degree of natural lighting via a window to the side aspect and a pair of glazed doors leading directly onto the terrace with views through to open countryside. There is a further door to the side garden and terrace currently used as a main access point to the house.

FIRST FLOOR

LANDING

Window to front aspect, exposed timbers.

BEDROOM 1

16' 7" x 14' 1" (5.05m x 4.29m) Windows to the front and rear aspects, exposed timbers and floorboards, three quarter height door to the shower room.

SHOWER ROOM

Refitted suite comprising walk in shower enclosure, low level WC, vanity wash hand basin with cupboard below, heated towel rail, tiled walls and glass tiled flooring. Further door from bedroom 3 which also has use of the shower room.

BEDROOM 2

11' 2" x 10' 1" (3.4m x 3.07m) Window to side aspect overlooking the gardens and surrounding, built in cupboard and exposed timbers.

BATHROOM

Refitted contemporary suite comprising panelled bath with handheld shower attachment, low level WC, wash hand basin, heated towel rail, travertine tiled walls and flooring and window to the side aspect overlooking the garden.

BEDROOM 3

11' 4" x 10' 10" (3.45m x 3.3m) Dual aspect room with windows to the front and side aspects, staircase





rising from the family room providing independent access from the ground floor. Exposed timbers and door to the shower room.

OUTSIDE

The property is set in a picturesque and highly sought after location with delightful views over the surrounding countryside. The property is comfortably set within its own generous gardens of approx. 0.5 acre. The gardens are mainly laid to lawn with a variety of trees, shrubs and flower beds and a south facing terrace with views over farmland.



Beyond the gardens is open countryside and views over woodland; to the side of the property is the Hamlet Church which is a pretty thatched Church which has a service once a month.

VIEWINGS

Strictly by appointment with the Agents.









Note: Not to scale –
For guidance purposes only

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

