



Willow House, Hill Green
CB11 4QS



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Willow House

Hill Green | Clavering | CB11 4QS

Guide Price £1,250,000

- A rarely available, 5-bedroom detached residence in the heart of the village
- Extensively renovated and restored by the current owners with accommodation extending to approximately 2,418 sqft
- Five bedrooms/ three bathrooms including two ensembles
- Established garden and ample off road parking
- Detached double garage with planning permission to convert to a games room UTT/16/1438/HHF
- Sitting on a generous plot of 0.25 of an acre
- EPC: E
- Council Tax Band: G

The Property

An impressive, detached 5-bedroom Edwardian home occupying a superb, elevated position with open countryside views, placed in the heart of this popular village, set behind Hill Green. The property has been meticulously renovated by the current owners with many wonderful internal features blending modern and contemporary decoration with charming period styling whilst benefitting from a detached double garage with planning permission, mature gardens and ample off-road parking.

The Setting

Willow House is situated in the heart of the village of Clavering, one of northwest Essex's most sought-after villages. Clavering provides an excellent range of amenities including the well-regarded Clavering Primary School, beautiful parish church, large supermarket/post office and 2 public houses, picturesque cricket pitch and a village hall with an awardwinning recreational ground with a playing field, children's playground, 2 tennis courts, and a bowls club. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities.

The Accommodation

In detail, the property comprises an entrance hall with original wood flooring, access to storage cupboard, window to side aspect, stairs rising to the first floor and doors to the adjoining rooms. The cloakroom comprises W.C and wash





hand basin. To the right sits the charming study with cast iron fireplace and bay window overlooking the green. The sitting room also benefits from views over the green with feature stone fireplace and double doors opening into the stunning garden room. Filled with natural light from the vaulted ceiling, triple aspect windows and patio doors leading onto the rear garden. The dining room also features a log burner with wooden mantle, fitted storage cupboards and wooden flooring, leading to the kitchen/breakfast room. The dual aspect kitchen/ breakfast room is the real hub of the home which is fitted with an extensive range of matching eye and base level units with contrasting shades and stone worksurface over and under mounted sink. Integrated appliances include two ovens, one Neff 'slide and hide' door and the other with a warming draw underneath, induction hob, dishwasher, fridge and freezer. There is ample space for a dining table with doors leading onto the rear garden and two Velux windows flooding the room with natural light.

The first-floor landing has original flooring, window to side aspect, doors leading to five bedrooms, family bathroom and access to two lofts. The principal, dual aspect bedroom enjoys over the garden and open countryside, built in wardrobe and door to en suite. The ensuite comprises of a shower enclosure and wash hand basin. Bedroom two also



benefits from an ensuite shower room with shower enclosure, W.C and wash hand basin and two windows with views over the green. The third bedroom is a generously sized, dual aspect room. Bedroom four has cast iron fireplace and window to front aspect. The fifth bedroom is currently utilised as a dressing room but can comfortably fit a double bed should it be required, it also benefits from a window to front aspect. The spacious family bathroom comprises corner shower enclosure, panelled bath, W,C, wash hand basin and window to rear aspect.

Outside

The property sits in about 0.25 of an acre and is approached by a long, gravelled driveway to one side and provides off-street

parking for several vehicles and gives access to a detached double garage with twin double doors and adjoining store. There is planning permission under reference UTT/16/1438/HHF to convert the garage to a games room with mezzanine floor.

The stunning rear garden is laid mainly to lawn with a variety of mature shrubs and trees. A vegetable patch sits to the rear of the garden with greenhouse. In addition the superb 'Cosy Shed' sits in one corner providing an ideal potting shed with light and power. The part walled, good size patio area provides a wonderful space for al fresco dining and has a side gate leading to the rear of the property.

Services

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

Local Authority

Uttlesford District Council

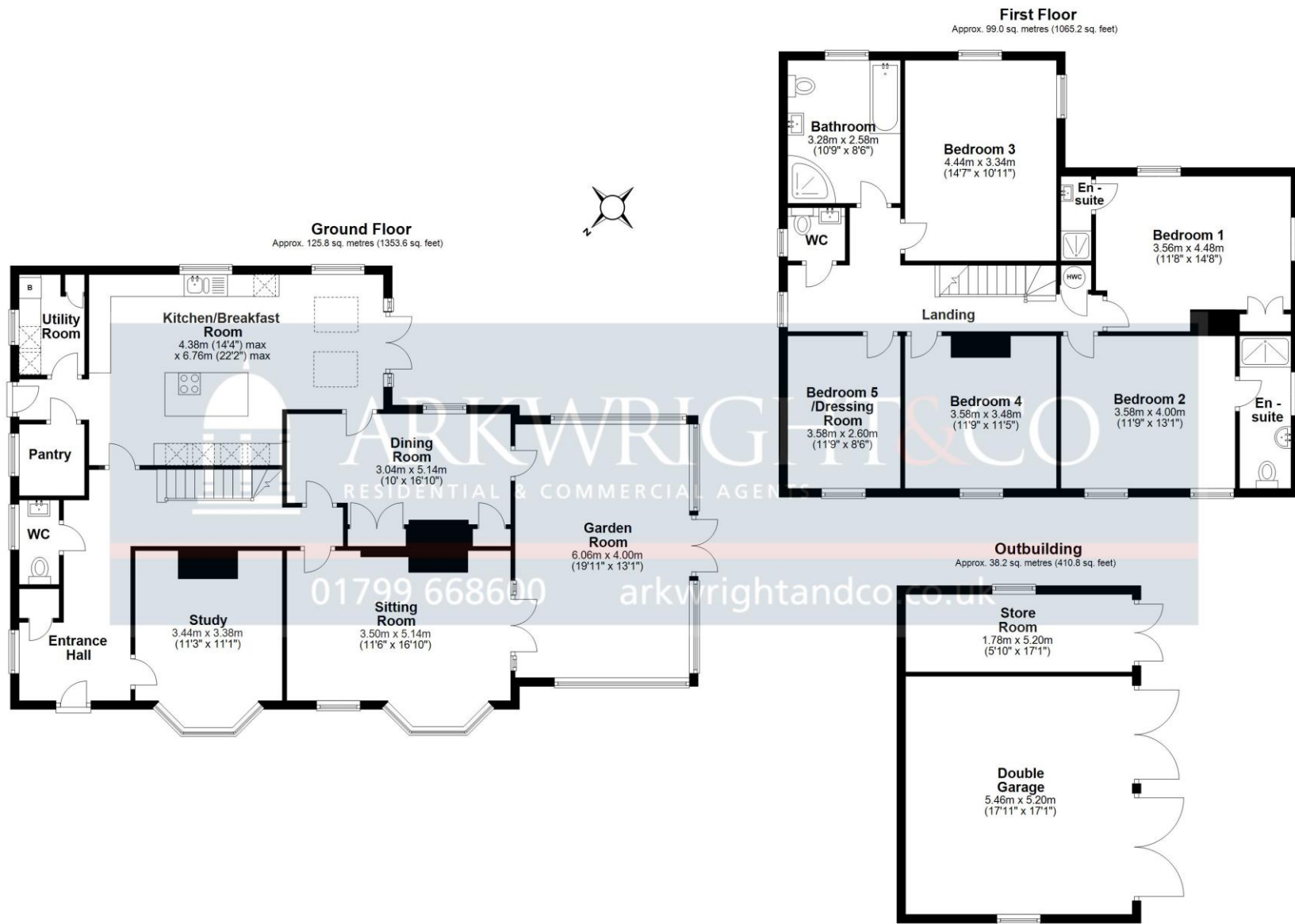
Council Tax

G









Total area: approx. 262.9 sq. metres (2829.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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