



**EH**  
EXQUISITE  
HOME



## Set within a picturesque village...

Thought to have been constructed in the early eighteenth century, this delightful Grade II listed thatched cottage stands near the village centre. Half the roof is in Suffolk thatch and the other half in Norfolk reed. Over the years it has been extended twice, with a larger kitchen and two bedrooms being added in the nineteen fifties and two of the smaller rooms being extended in the nineteen eighties. The present owners bought it in 2003, attracted by its proximity to Audley End station, the village location, the many amenities of historic Saffron Walden and the transport links. Since moving in, they have improved it considerably, replacing the sole plate (the thick oak beam which forms part of the foundations), replacing the flooring, redecorating throughout, putting in a new kitchen and some new windows in the rear extension, demolishing the old garage and building a smart studio/garden room, replacing the straw part of the thatch, installing a wood burner and putting up new fences. There are two parking spaces by the end of the garden studio. The cottage garden is full of fragrant roses with a rose tree growing up the front of the cottage and an attractive seating area made from reclaimed bricks.

The porch opens into the hallway with its tiled floor, under stairs cupboard, painted tongue and groove panelling and the shallow wooden staircase curving around up to the first floor. To the right is the three piece family bathroom with bath, exposed beams and lovely glossy tiles in aquamarine and teal. To the left is the cosy sitting room with its exposed beams and large brick inglenook fireplace with wood burner. This room is full of character and it is the perfect place to curl up in front of the fire with a good book. Next door is the dual aspect snug with exposed brickwork and oak beams. Originally used by the owners as a playroom for their young children, it is a useful additional reception space. The house has played host to many family Christmases, New Year celebrations and parties and having two reception rooms next door to each other works particularly well when there is multi-generational entertaining going on. Next door to the snug is the dual aspect boot room with plumbing for a washing machine. This is the perfect place to stow boots, shoes, coats and school bags and is an incredibly useful space. The dual aspect kitchen/breakfast room has stylish units in dark charcoal black and recycled beech worktops. There is an integrated electric oven and microwave, induction hob and integrated dishwasher, bespoke sink unit and built-in shelves in the old fireplace. There is plenty of space for a good size kitchen table and it's a wonderful space for family meals or entertaining. "We have had 16 round the table; lay a white table cloth, the Wedgwood china and crystal glasses and it is transformed to a banqueting hall!"







### *Period Charm*

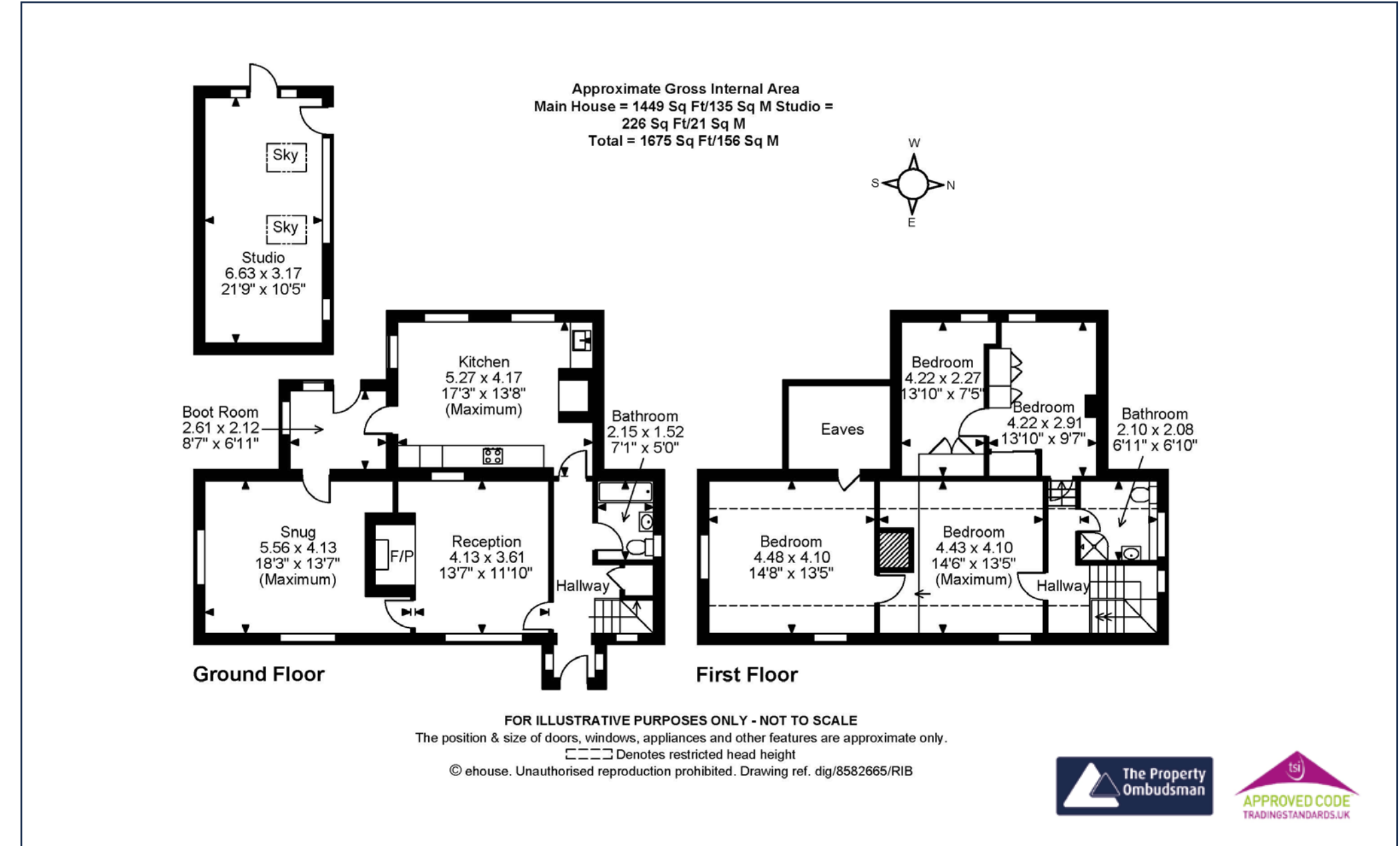
The wooden staircase curves invitingly up to the first floor with its charming pitched roof and exposed oak beams. The landing is large enough for a bookcase and has been used as a workspace in the past, as there is space for a desk and chair. The principal bedroom has an original oak floor, exposed beams and a really characterful atmosphere. There is more than enough room for a double bed and bedroom furniture. The second bedroom with its large floor area, is dual aspect and also has attractive oak beams. The third and fourth bedrooms open into each other but were originally one large bedroom. If desired, and with the correct planning permission in place, it may be possible to create one more spacious bedroom out of the two smaller ones. The three piece shower room has the same glossy aquamarine and teal tiles behind the basin as are found in the downstairs bathroom.



# LOCATION

Offering stunning views over open farmland, the established mature gardens have been designed and gardened organically by the current owner over the last 21 years, a haven for birds and butterflies. There are a wide variety of flowering shrubs and sweet smelling roses including amongst 15 species of Madame Alfred Carriere growing through the apple tree, fragrant cloud (frequently voted the sweetest smelling rose) and a Penelope rose growing through the beech hedge. A wisteria grows up the back of the house which flowers prolifically once or twice a year and there is a fruitful grapevine which grew from a cutting from the Audley End House gardens.. Mature shrubs flowering throughout the year including viburnum bodnantense, dawn viburnum burkwoodi, Lonicera fragrantissima, Lonicera periclymenum, Lonicera japonica, various mature philadelphus bushes, lilacs and amelanchier. In early spring the lawns are full of crocus and snowdrops and cyclamen then daffodils and bluebells. In borders there is an extensive iris collection and many wood anemones, primroses, aquilegia, and foxgloves to name but a few. Established herbs such as bay, rosemary, thyme, and lavenders and also useful perennial sorrel and self seeding parsley. There are fruit trees including conference pears, cox and russet apples, sweet chestnut, hazel, crab apple plum, fig and cherry plum and a variety of evergreens such as box hedges and balls, holly, evergreen viburnum, yew and bay. The owners designed and built the studio/garden room with its full length north facing oak windows and north light, the views from here are interesting all year round. It is a perfect space for a multitude of uses and does not get too hot in the summertime. There is also a useful garden store room ideal for keeping bikes and garden equipment safe.

North Essex is one of the most attractive parts of the county. Transport links are excellent with trains running straight into London Liverpool Street and with the M11 nearby. Ideal for commuters and families, it is a popular part of Essex for very good reason. Saffron Walden has well-preserved medieval buildings, open green spaces and a thriving town centre. The town is dominated by the fifteenth century church of St Mary's, the largest parish church in the county, while the seventeenth century Turf Maze, the half-timbered Guildhall and the ruins of Walden Castle increase this lovely community's cultural richness. Saffron Walden is very popular with families as there are several primary schools and the County High School which is rated Outstanding by Ofsted. The village of Radwinter lies five miles east of Saffron Walden. At its heart is the Grade II\* listed fourteenth century parish church of St Mary's. Other amenities include a pub, village hall and a fantastic recreation ground with tennis courts, a pavilion, cricket and football pitch. A large number of the buildings in the village date back to Tudor times and even earlier and many are listed. Cambridge is only half an hour's drive to the north, ideal for those who need to commute. With many period features, a delightful village setting and a very special garden, this charming cottage is simply bursting with potential.



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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