



2 The Old Barn, Wood Hall
CB11 4HA



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RESIDENTIAL & COMMERCIAL AGENTS

2 The Old Barn

Wood Hall | Arkesden | CB11 4HA

Guide Price £850,000

- A charming four-bedroom, two bathroom converted barn
- Immaculately presented accommodation
- Stunning vaulted dining room
- Landscaped rear garden
- Garage and off road parking
- Highly sought after village location
- EPC: N/A
- Council Tax Band: G

The Property

A sympathetically converted and well-proportioned four-bedroom Grade II Listed barn forming part of the idyllic Wood Hall Estate. In addition, there is ample off-street parking, garage and good size rear garden.

The Setting

The property is located on the delightful Wood Hall estate on the outskirts of the charming village of Arkesden. Arkesden has a local pub, a village hall set alongside the steady flow of Wicken Water, the small river that weaves through the village. The nearby town of Saffron Walden provides plenty of everyday amenities, including an excellent variety of shops, leisure facilities, cafés and restaurants, while further amenities can be found in Bishops Stortford and Royston, 10 and 11 miles away respectively. The local area has several schools, with the outstanding rated Clavering Primary School just a mile away, and the Joyce Frankland Academy, for secondary, in Saffron Walden. The area is well connected, with a railway station at Audley End providing services towards London Liverpool Street, Stansted Airport and Cambridge. By road, the M11 is within nine miles to the north or south.

The Accommodation

In detail the property comprises of a stable entrance door with window to the front aspect and doors to adjoining rooms including a cloakroom with W.C and wash hand basin. To the right sits a family room/study with two windows to front aspect and built in storage cupboard. The superb kitchen is fitted with a range of base and eye level units with American black walnut worktop space over, space for range style cooker with extractor hood over, integrated Neff dishwasher, space and plumbing for washing machine and American style fridge freezer. A central island provides additional preparation space with double butler sink, instant boiling water tap and quartz worktop over. French doors open onto the recently fitted patio area providing an ideal space for indoor/outdoor dining. The sitting room benefits from a feature fireplace with wood burning stove, windows to the rear aspect and opens into the stunning, vaulted dining room with full height windows to the front aspect and staircase rising to the first floor.





The first-floor landing has doors to adjoining rooms. Bedroom one is a generous size with Velux window to the rear aspect, internal window to the front and door leading to the ensuite. Comprising wash hand basin, WC and walk-in shower enclosure with dual shower head. Heated towel rail and Velux window to the rear aspect. Bedroom two is a double bedroom with window to front aspect. Bedroom 3 is a double bedroom with window to rear aspect. The fourth bedroom is a good size with window to front aspect. The family bathroom comprises wash hand basin, WC, freestanding roll top bath, heated towel rail and Velux window to the rear aspect.

Outside

To the front of the property is a gravelled driveway providing off-street parking for several vehicles and access to the garage with double timber doors and bespoke fitted cabinetry and shelving, currently utilised as a gym, together with an Indian sandstone patio with an adjoining flowerbed. To the rear of the property is a sunken Indian sandstone patio with steps leading to the good size garden which is predominantly laid to lawn with mature hedges to the rear.



Services

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

Local Authority

Uttlesford District Council

Tenure

Freehold

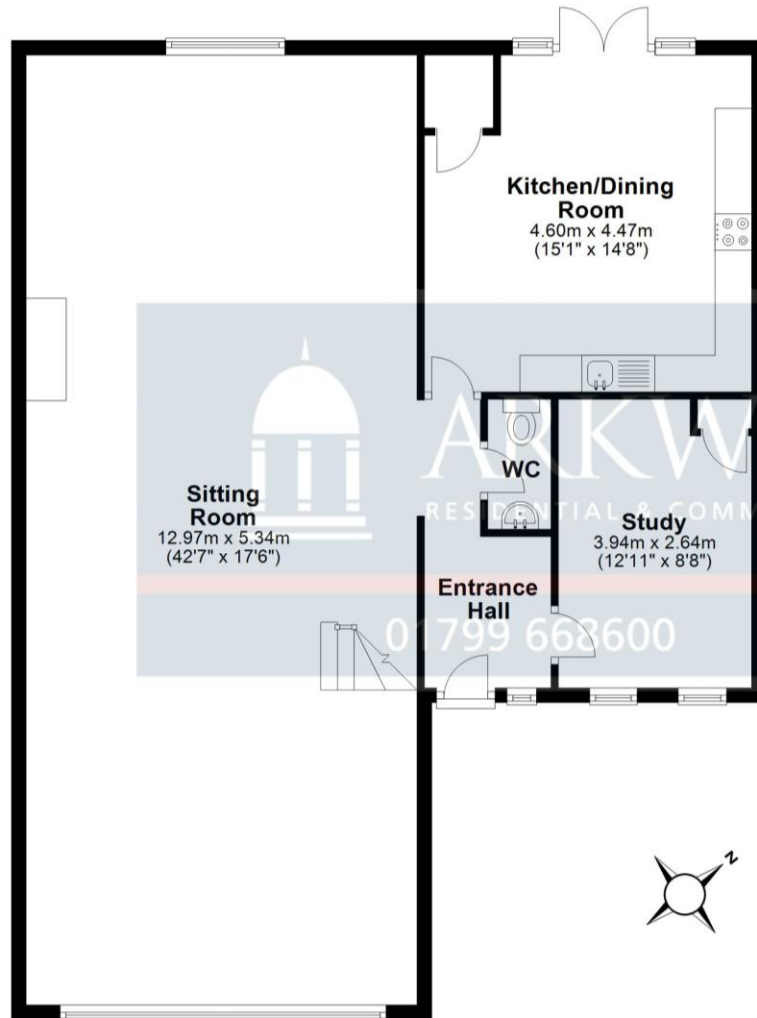
Agents Note

Annual service charge amount - £379.35 p.a.



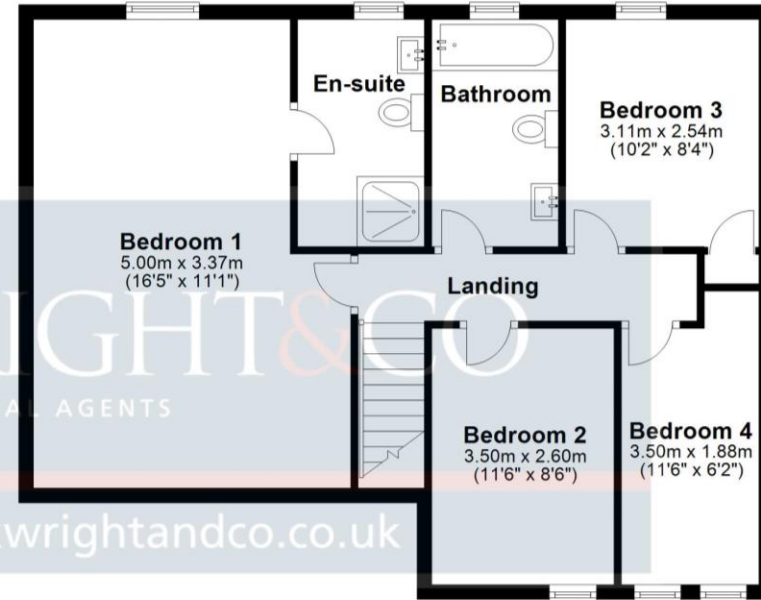
Ground Floor

Approx. 108.7 sq. metres (1170.5 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



Total area: approx. 177.2 sq. metres (1906.9 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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