



# Camps Cottage

Broad Green, Chrishall





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**Camps Cottage** is a beautiful home spanning 1,900 sqft located in the serene village of Chrishall, in North West Essex. The house is situated on a tranquil, rural, no-through lane, surrounded by a few period properties. It is perfect for dog walkers, with an abundance of public footpaths right on the doorstep.

This 4-bedroom detached house exudes charm and character while seamlessly combining historic features with a modern extension, making it an unparalleled haven for those yearning for the perfect idyllic retreat. The property sits on a **0.34-acre plot** and boasts a **322 sqft detached annexe**, a **detached double garage**, enough parking space for 5+ cars and a further 2 parking spaces for the annexe.

From the front of the house, you step through the handcrafted solid oak front door and prepare to be enchanted. As you enter, your eyes are instantly drawn to the beautiful hardwood parquet flooring and exposed timbers in the oldest part of the house, which is believed to date back 500 years. Although the property is of a character nature and it is not listed it presents an opportunity to extend or reconfigure the layout according to your family's preferences.

The living accommodation across the ground floor comprises a living room, dining room, kitchen, study, conservatory, cloak/utility room and entrance hall with stairs to the first floor. If you like to indulge in cosy nights, you are spoilt for choice with two log burners in both the living room and the dining room.

From the impressive open first-floor landing, with its central staircase becoming the focal point, the master bedroom presents an idyllic sanctuary, complete with an en-suite shower room that is attractive and cleverly arranged. Also off the landing, there are three other double bedrooms and a family bathroom where you can indulge in luxury as you soak in the freestanding oval bath or enjoy an invigorating shower in the walk-in shower cubicle.





Boasting a generous plot size of 0.34 acres, this property offers a haven of tranquillity away from the hustle and bustle of everyday life. Tucked away in Broad Green, relish in the peace and serenity that can be enjoyed within these grounds. The setting is unparalleled and allows for uninterrupted privacy and seclusion to be savoured to the fullest.

Along with the main residence, this special property also offers a detached double garage and a detached one-bedroom annexe. The annexe presents an enticing opportunity for multi-generational living or the potential to generate a rental income of £1,000PCM (subject to planning approval), thereby enhancing the property's investment potential.

Parking will never be a concern, as the shingle driveway boasts ample space for 5+ cars, ensuring that both residents and guests are well accommodated.

Camps Cottage is a great location for those who commute to Cambridge or London. Audley End Train Station is just 6 miles away and provides connections to both London Liverpool Street and Cambridge, making it convenient for those who need to travel to either city. Additionally, Royston Train Station is only 10 miles away and offers a fast 38-minute train to London Kings Cross.

**Agents Note:**

Tenure: Freehold - EPC Band: F

Uttlesford District Council - Council Tax Band F - £2,964.40

LPG Central Heating & Mains Drainage, Water & Electrics

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

Chrishall is a charming village in Essex, located 12 miles south of Cambridge. It has a pre-school, primary school, sports field, playground, church, village hall, and a pub called the Red Cow. Saffron Walden and Royston, two medieval market towns, are 6 miles away. The village also has many clubs and societies, and its population is around 450 people (as per the 2011 census).









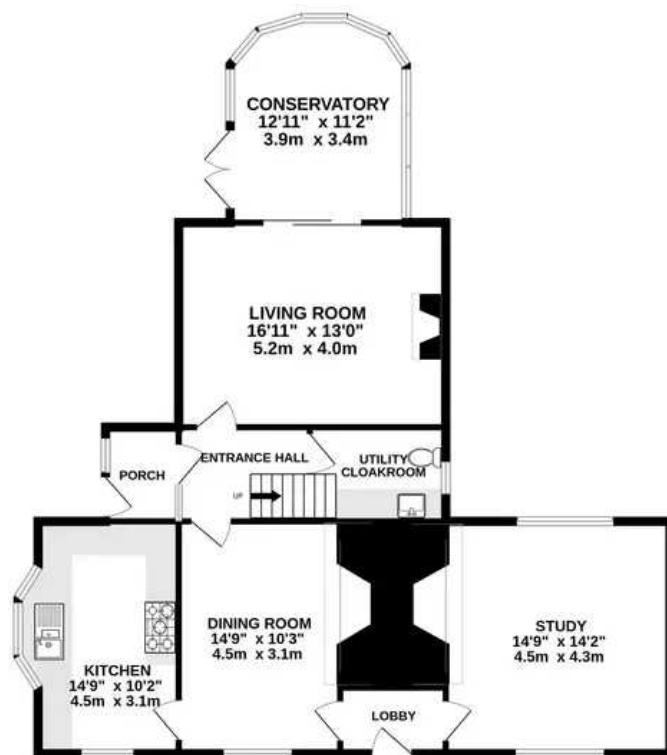


GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.

ANNEXE  
322 sq.ft. (29.9 sq.m.) approx.



DOUBLE GARAGE  
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 1901sq.ft. (176.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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