



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

Set back from the road in this 'quintessential English village' only fifteen minutes from the medieval market town of Saffron Walden, which was recently voted as one of the best places to live in England, and only twenty minutes from Stansted Airport, is this stunning three bedroom, three bathroom chalet-style bungalow. Built less than ten years ago by the owners, the house enjoys a bright, airy atmosphere and makes an ideal base from which to enjoy the glorious countryside that runs along the M11 corridor between Cambridge and north London.





Built around seven years ago, the house has been designed to provide bright, comfortable and modern living space whilst also offering the character and charm so typical of British architecture. On entering into the property there is an immediate sense of space and light in the vaulted hallway, and a large floor-to-ceiling picture window to the rear of the hall allows you to look right through to the back garden as you make your way into the house. To the left, French doors open into the exceptional sitting room which is brimming with character and elegance with exposed A-frame beams and a brick chimney acting as a centrepiece in the room. The sitting room enjoys triple aspect windows, with the rear wall entirely glazed and including French doors that open up out onto the rear terrace, making this an exceptionally bright and welcoming space to enjoy with family and friends.

Following the hallway past the staircase, a door on the right opens into the principal bedroom suite. This modern room enjoys a large dressing area with built-in wardrobes and a stylish en-suite featuring a large walk-in shower. Next to this is the family bathroom which features a large bath with mood lighting and a separate shower. The main hallway finally opens into a wonderful open-plan kitchen, dining and family room which is an extremely sociable area for entertaining. Sitting centrally in this space, the kitchen acts as the real hub of the house, the owner has enjoyed preparing and cooking meals for visiting family and friends which can be laid out and beautifully presented on the extra wide counter-top space, happy memories of Christmas and birthday celebrations. The kitchen itself is a bespoke design from a German company and includes a range of integrated Siemens appliances, including an five ring induction hob, double oven, dishwasher, fridge and freezer. The kitchen also includes a Quooker hot water tap and hard-wearing silestone counter-tops, and the large tiles underfoot will always be comfortable and cosy due to the underfloor heating throughout the ground floor. Getting the sun all morning, the family room overlooking the garden is the perfect relaxing place to sit and enjoy a coffee, with the bi-folds doors open you can hear the birdsong in this peaceful location.



*A Stunning Contemporary Space*



*“On entering into the property there is an immediate sense of space and light in the vaulted hallway...”*



### *Spacious Accommodation*

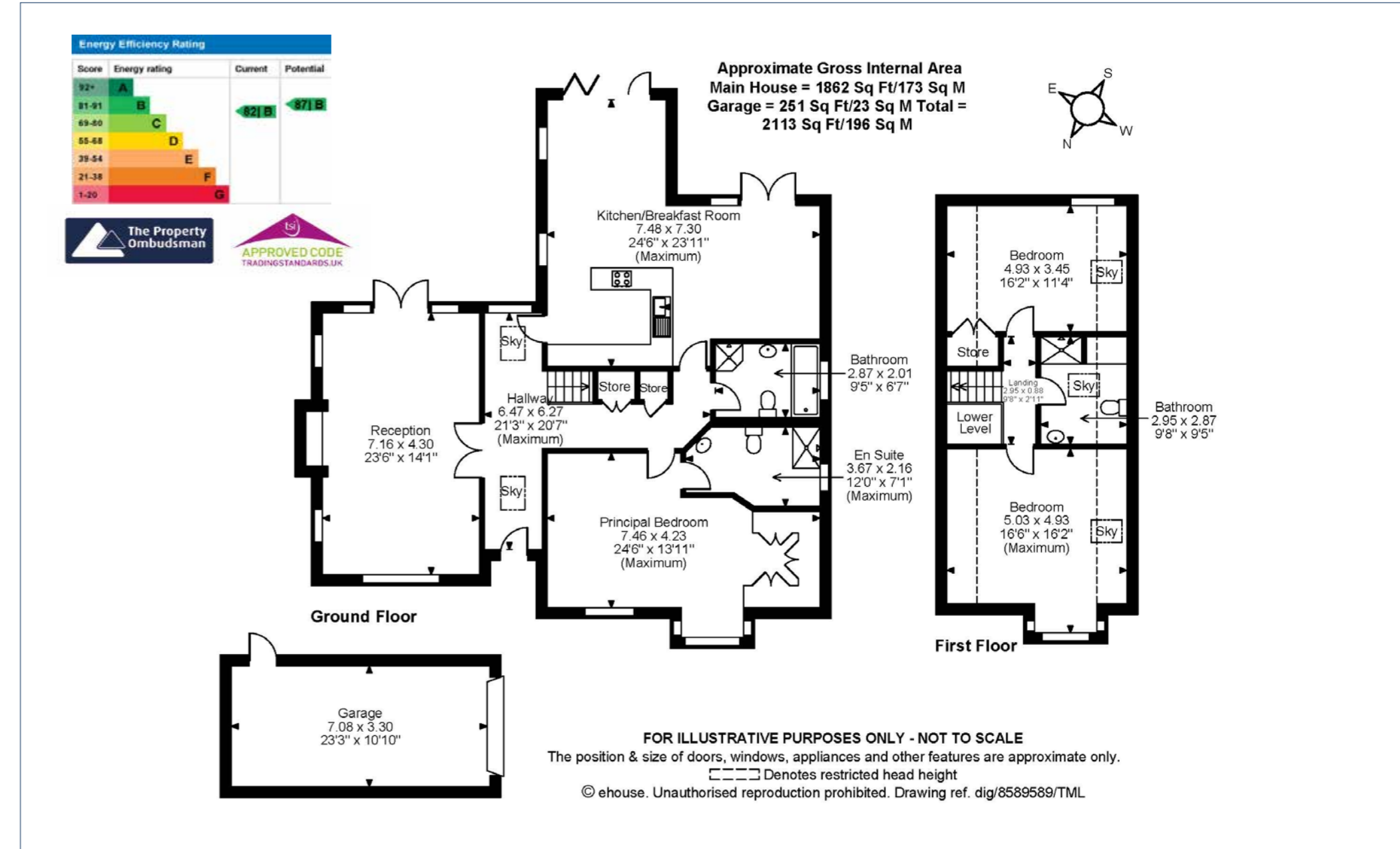
Two large bedrooms are found on the first floor, both with vaulted ceilings and floor-to-ceiling windows, making each bedroom bright and airy. The two bedrooms share the use of a family shower room which, like every other room, is superbly designed with modern fittings and fixtures.



# LOCATION

The house enjoys a private location set back from the road, and the garden has been lovingly designed by the owner, 'this is such an easy garden to look after and enjoy.' To the rear of the property is a large terrace area, and different areas receive sun at different times of the day, 'allowing you to move around to either sit in shade or sun depending on what you prefer.' The garden has been designed to be easily maintained with astro turf, evergreen trees and shrubs to ensure that there is always colour in the garden even in the winter, and the cherry blossom tree over one of the seating areas is beautiful in Spring, roses and a variety of bedding plants in pots add a colourful display all summer.

The owner was drawn to the village of Rickling Green even before they intended to move to this part of the country. 'I was having lunch with family in the village pub and was looking over at the green and I just got this feeling that this was the kind of village I'd want to move to, so when we eventually saw the original old bungalow, it was demolished and a new home built and adapted to our needs, offering tranquil living in a village location.' The village benefits from a good school and a pub right on the village green where you can sit and watch the cricket whilst enjoying your Sunday lunch.' The village is located about half-way between Stansted Airport and the highly popular market town of Saffron Walden which enjoys a twice-weekly market and was recently voted one of the best places to live in England. 'It's really the best location, you can easily get anywhere you need to, and you can also enjoy the countryside: just across the road is a path to the bluebell woods which are absolutely stunning when the bluebells are in season.' There is a good provision for schooling in the area, with the catchment primary school located only a short walk from the property, and the secondary school, which has received a "good" rating from Ofsted, located only a short distance away in the nearby village of Newport. Newport is also where you'll find the nearest mainline train station with direct services to Cambridge taking around 30 minutes, and direct journeys to London's Liverpool Street Station lasting around an hour (or less).



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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