



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

Located just a couple miles west of the M11 corridor, the village of Arkesden enjoys a wonderfully rural outlook but with the convenience of being within an easy commute to the cities of Cambridge and London, as well as to the exceptional medieval market town of Saffron Walden, which has been recently voted as one of the best places to live in England. The town hosts a lively market on Tuesdays and Saturdays, and is described by the owner of this property as 'really buzzing on market days, where it's lovely to sit outside and enjoy a coffee while listening to people playing live music.' Saffron Walden is also home to one of the top-performing state secondary schools in the area, as well as a range of independent and national chain shops and eateries, a large leisure centre, golf club, and the iconic Audley End house and gardens, which, on its own or together with the Audley End Miniature Railway attraction next door, makes for an idyllic family day out in the exceptional north Essex countryside.





### *A Bright And Spacious Home...*

Tucked away on a quiet plot in the middle of this idyllic country village, yet just a few miles to the sought-after market town of Saffron Walden, is this four bedroom, two bathroom modern family home. With a generous garden and views over the open countryside, this house offers the best of both worlds: a bright and spacious home that enjoys all the benefits of rural living but is only a short commute to a range of amenities in addition to the the world-class cities of Cambridge and London. The property is set back from the quiet, residential road and enjoys a secluded approach over a quaint little bridge that leads to a generous parking area. The characterful wooden porch opens into a pleasant and bright entry hall with stairs rising up to the first floor and doors into the two main living areas, as well as to the ground floor WC. To the left, the hall opens into the generous reception room that stretches the entire depth of the property and enjoys views out to the lush front garden as well as French doors that open onto the rear terrace. The focal point of the room is the modern fireplace, and the warm wooden floors combined with the abundance of natural light give the room a truly inviting ambience.

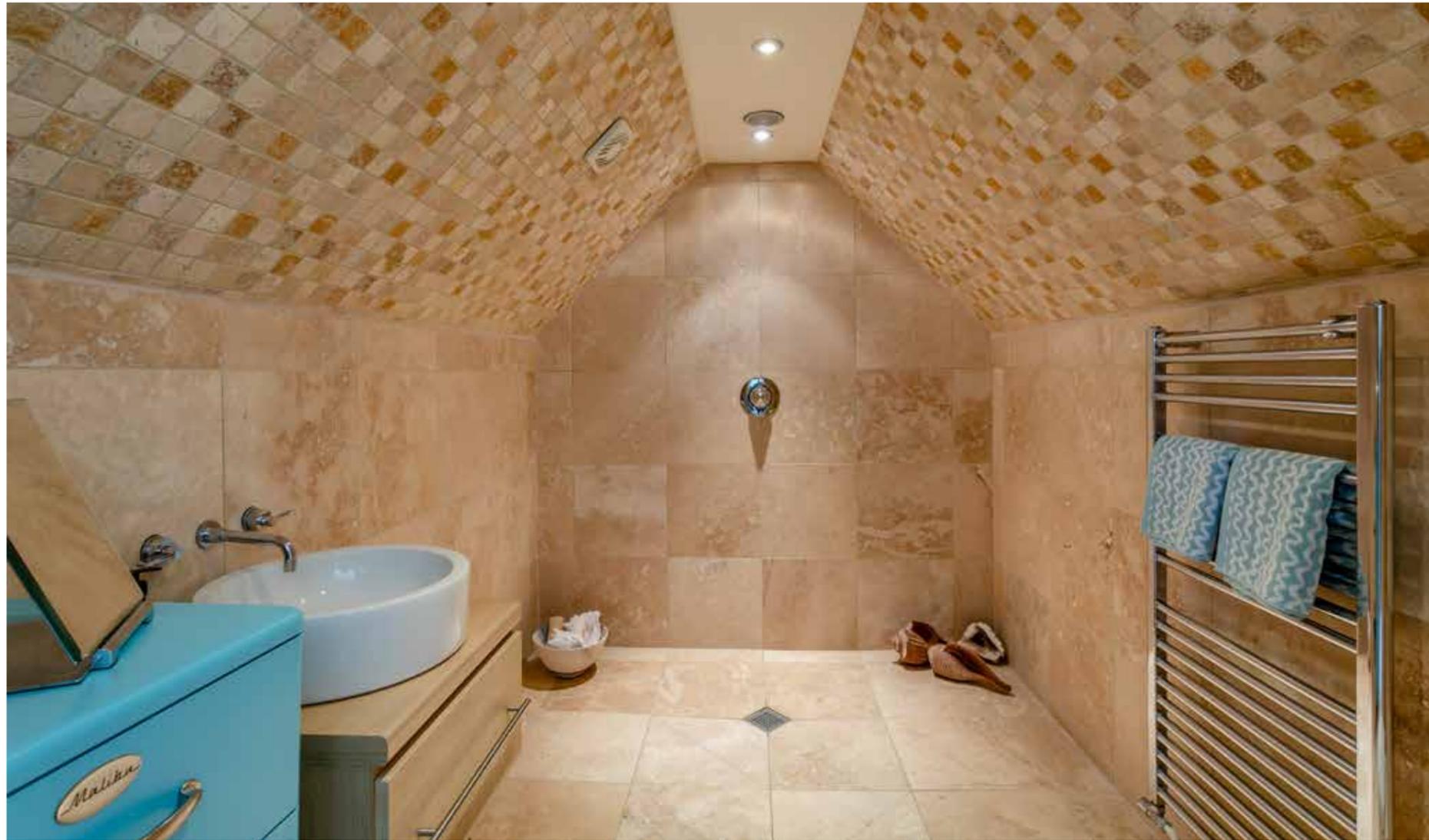
A door to the rear of the hall opens into the open-plan kitchen and dining area, once two distinct rooms but now made into one cohesive space by the current owners. On entering the kitchen area you're met again with an abundance of natural light coming in through the windows as well as the half-glazed door that opens onto the rear terrace. The current owner described the kitchen as 'modern and versatile,' especially due to the island that both adds to the available workspace and also acts as a great divide between the two zones in this space. Within the kitchen are a number of integrated appliances, including a dishwasher, full-height fridge/freezer, double oven, and gas hob, all contained within modern cabinetry that is nicely complemented by the hard-wearing and stylish granite worktops. Located next to the kitchen is a small utility room which also conveniently has an exterior door that opens to the side drive, allowing you to bring your shopping directly into the kitchen/utility area.



Wonderful Views



*“On entering the kitchen area you’re met again with an abundance of natural light coming in...”*



### *Spacious Accommodation...*

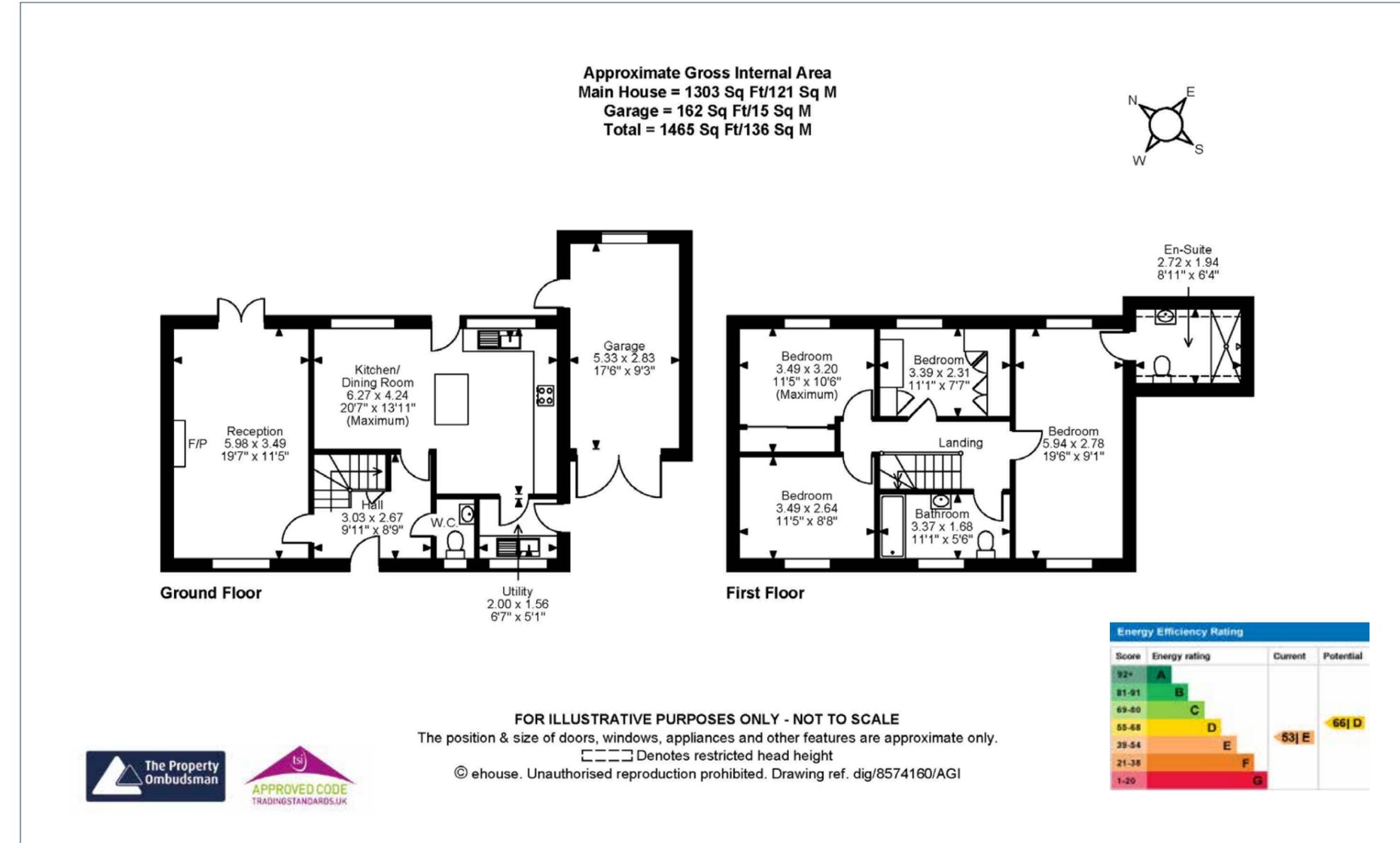
Four bedrooms are located on the first floor, three of which share the use of a family bathroom. The smallest bedroom sits next to the primary suite and is currently in use as a dressing room and office, while the other two are comfortable doubles ideal for children or guests. The principal bedroom spans the full depth of the house, enjoying views to both the front and rear gardens through dual-aspect windows. The principal suite enjoys a private shower room that feels more like a spa with its wet room design and floor to ceiling tiling; it's a real "wow" moment that the current owners certainly enjoy.



# LOCATION

The house sits centrally in its plot, with a decorative garden to the front and a generous terraced garden to the rear that looks out over open fields and enjoys an uninterrupted view of the gently undulating countryside. 'The garden is fairly mature now,' said the current owners, 'and our granddaughter loves making a camp out under the lilac tree.' The garden is enclosed by hedging and a number of ornamental boxes and zones bring colour and texture to the lawned area that rises up to the rear of the garden, where you'll find the largest open area of lawn. This is the perfect spot for a game of football or to build a kitchen garden, as this area of garden is in sunshine throughout most of the day. Immediately to the rear of the house is a large paved terrace, with ample space to create both a seating area and a spot for al-fresco dining.

The owner has described the local area as 'truly lovely, where everybody seems to have time and instead of rushing around will stop and talk to you. You get to know people quite well, and everyone is so friendly.' They also note the array of yearly events hosted in the village, which includes a summer camp-out for children and their parents on the local playground, where everyone can pitch a tent and enjoy time together. 'There's also lots of lovely walks to explore with the dog,' said the current owners, 'and the nearby pub is outstanding, a real asset to the community where we enjoy quiz nights and a range of other activities.' Though the village itself is largely residential, only a few minutes' drive will take you to nearby villages such as Clavering where there is a local shop, or to Newport where there is a doctor's surgery and pharmacy, as well as one of the nearest train stations offering direct services to Cambridge, London, and Stansted, with journeys to Cambridge taking approximately 30 minutes, and journeys to London's Liverpool Street station taking around an hour.



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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