



**Rose Lodge**  
**Little Chesterford, Essex**

**DAVID  
BURR**



# Rose Lodge, High Street, Little Chesterford, Saffron Walden, Essex CB10 1TS

The small village of Little Chesterford lies east of Saffron Walden in the rolling hills of North-west Essex on the Cambridgeshire border, just one mile from access to the M11 motorway at Stumps Cross (Junction 9). Facilities are available in the nearby Medieval market town of Saffron Walden (2.8 miles) and include an extensive range of shops, schooling and recreational facilities. The high-tech university City of Cambridge (13 miles) with its comprehensive cultural, recreational, shopping facilities and independent schooling. For the commuters there are main-line stations to the neighbouring villages of Great Chesterford (1.4 miles) and Audley End (3 miles) providing a commuter service to London Liverpool Street.

A charming and exceptionally well presented four bedroom detached home situated in one of the most desirable villages, enjoying open views to the front and rear and further benefitting from off-road parking for multiple vehicles, double garage and generous gardens.

## A four bedroom detached home with open views to the front and rear, benefitting from off-road parking, double garage and generous gardens.

Entrance into:

**ENTRANCE HALL:** A bright, spacious and welcoming entrance hall with window to the side aspect and stairs rising to the first floor.

**FAMILY ROOM:** Another bright and spacious room with views overlooking the rear garden and French doors leading out to the terrace. Decorative cornice.

**KITCHEN/BREAKFAST ROOM:** Extensively fitted with a range of wall and base units under Quartz worktop with ceramic sink and drainer inset. Appliances include a NEFF four ring induction hob and oven, NEFF microwave, integrated dishwasher and space for an American- style fridge/freezer.

**UTILITY ROOM:** Fitted with a further range of wall and base units under Quartz worktop with sink and drainer inset. Space and plumbing for a washing machine. Side access door.

**LOUNGE/DINING ROOM:** A fantastic dual-purpose room with feature Stovax Riva multi-fuel cassette log burner set upon a stone hearth. Bay windows to the front aspect overlooking the meadows. Solid oak flooring. Decorative cornice.

**CLOAKROOM:** WC and hand wash basin.

### First Floor

**MASTER BEDROOM:** With built-in wardrobe/storage and pleasing views to the front. **En-Suite:** Stylishly fitted with a suite comprising panel bath, WC, shower cubicle with power shower, wash basin and heated towel rail. Tiled flooring and underfloor heating.

**BEDROOM 2:** A double room with built-in wardrobe/storage and views to the front. Currently utilised as a home office and featuring built-in office furniture.

**BEDROOM 3:** A lovely bright room with storage cupboard and views over garden and the fields to the rear.

**BEDROOM 4:** Another double bedroom with views over the rear garden.

**FAMILY BATHROOM:** Comprising tiled shower cubicle with power shower, wash basin, WC and heated towel rail. Extensively tiled walls, flooring and underfloor heating.

### Outside

The property is approached via a long gravel driveway with plenty of parking for multiple vehicles together with an area of lawn bordered by hedging, in turn leading to the **DOUBLE GARAGE** with remote electric door, light and power

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connected. Located to the rear of the property are further areas of garden incorporating a terrace, ideal for Al Fresco entertaining, multiple lawned areas interspersed with flower beds and shrubbed borders, kitchen garden and a useful storage shed.

**LOCAL AUTHORITY:** Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ER. Telephone: 01799 510510.

**COUNCIL TAX BAND:** G. £3,581.60 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None.

**RESTRICTIONS ON USE OR COVENANTS:** None.

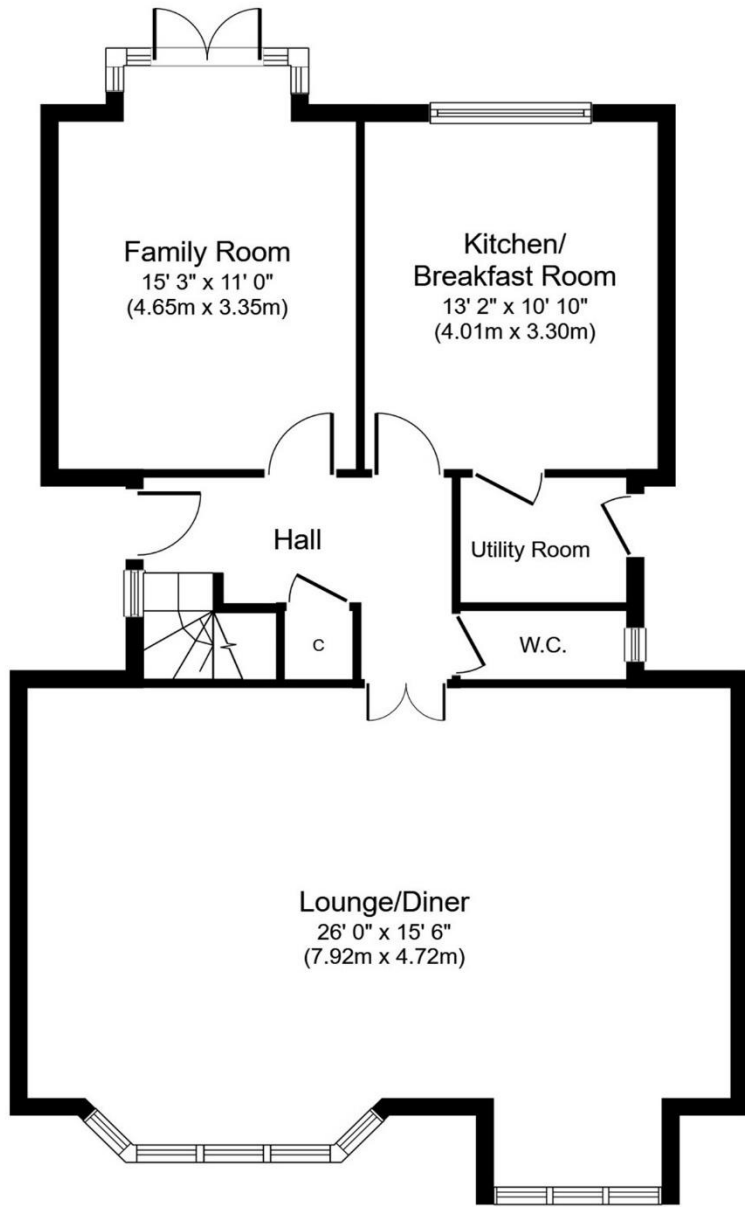
**FLOOD RISK:** None.

**ACCESSABILITY ADAPTIONS:** None.

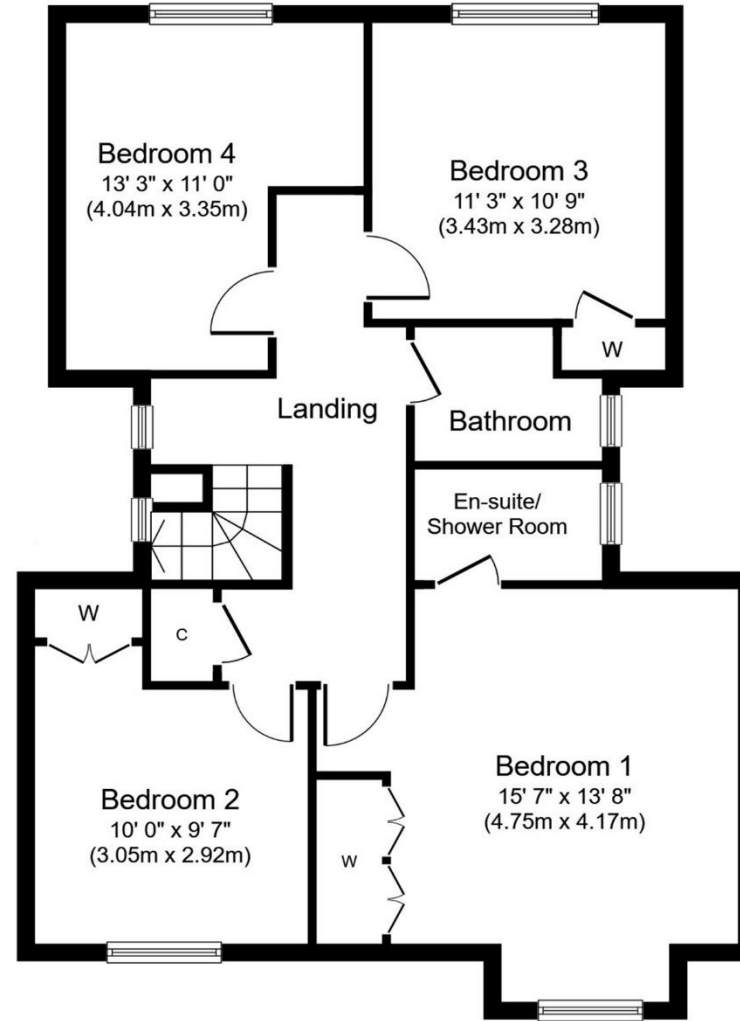
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**891 sq. ft.**  
**(82.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**791 sq. ft.**  
**(73.5 sq. m.)**

**Double Garage**  
**19' 6" x 19' 6"**  
**(6.0m x 6.0m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

