



EH

EXQUISITE
HOME

PERFECTLY PLACED

Nestled in the picturesque hamlet of Howlett End, Wimbish, a charming five bedroom, three bathroom, three reception home with a rich heritage dating back to the 19th century. Fitted kitchen and separate utility. Period features, double glazing and gas central heating. Lovingly maintained by the current owners since 1992, this property seamlessly blends historical character with modern living, offering a unique lifestyle amidst the beauty of the Essex countryside.





KEY FEATURES:

Ground Floor Elegance.

- Living Room/Dining Room: A spacious area perfect for entertaining and family gatherings, enhanced by its welcoming atmosphere.
- Kitchen: Centrally located, equipped with fitted cupboards, worktops, an oil-fired AGA and a freestanding gas hob and oven — perfect for culinary enthusiasts.
- Utility Room: Features a sink, stable door, space for a washing machine and dryer, a water softener and integrated boot trunk for added convenience.
- Sitting Room: An inviting space with a multi-fuel log burner, ideal for cosy evenings.
- Playroom/Snug: Converted in 1994, this bright room opens via double patio doors to the garden, offering versatility as a children's area or cosy retreat.
- WC: Conveniently located cloakroom with a WC and basin for guests.

First Floor Comfort.

- Principal Bedroom: Spacious double room with fitted cupboards and an en-suite featuring a WC, basin, and shower cubicle.
- Bedroom Two: Another large double with a fitted cupboard and an ensuite with a bath and shower.
- Three Additional Bedrooms: generous-size bedrooms providing ample space for family or guests.
- Family Bathroom: Practically designed with bath and shower combination.

Key Specifications.

- Heating: Gas central heating throughout.
- Windows: Double-glazed UVPC frames installed nine years ago, with a 10 year transferable warranty.
- Roof: Re-roofed with high-quality faux slate in 2001.
- Internet: Enjoy super-fast Gigaclear Fibre, with speeds up to 900 mbps available.





"The property is rich in character, generously spacious, and filled with natural light..."



LOCATION

External Features.

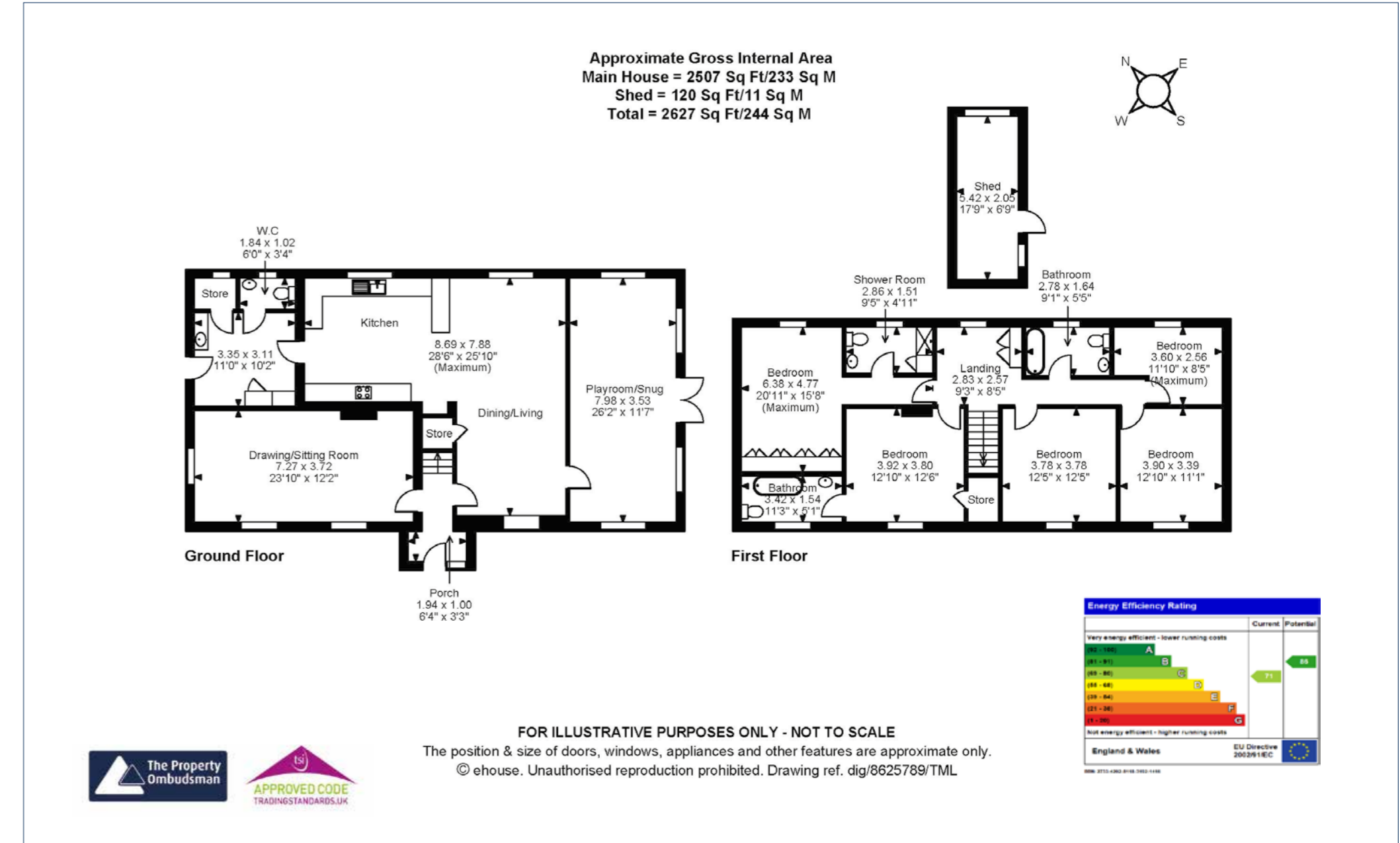
- Parking: Off-road parking for two-three vehicles.
- Garden: A private oasis with a pond, mature apple, plum, and walnut trees, and a children's climbing frame and slide (negotiable).
- Gated Side Access: Convenient for bringing in garden equipment or bikes.

Community and Location.

- Wimbish is a tranquil, family-friendly village known for its strong community spirit. Local amenities include a bus stop with services to Saffron Walden and delightful cafés. Larger facilities and healthcare options are just a ten-minute drive away in Saffron Walden.
- The area is served by several well-rated schools providing quality education for families. Nearby green spaces such as Wimbish Recreation Ground offer opportunities for outdoor activities and community events.
- Several public footpaths within a few minutes walk of the house for wonderful countryside walks.
- Residents enjoy excellent road and public transport connections to Saffron Walden, Cambridge, and London, with the nearest train stations at Audley End and Newport.

Summary.

- More than just a property; a sanctuary offering a blend of historic charm and modern comfort. With extensive features, serene surroundings, and fantastic transport links, it is an ideal choice for families and professionals alike.



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.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk