



# Long View

Wicken Road, Clavering





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**Long View** is an impressive newly built detached home on Wicken Road, Clavering, offering around 2,300 sq.ft. of beautifully presented accommodation, which, if you decided to convert the garage into further accommodation would be circa 2,450 sq.ft. Combining striking proportions with a thoughtful and versatile layout, this is a substantial family home designed to suit modern living.

The ground floor is centred around a superb kitchen that opens into the dining area, an inviting space that is both practical and stylish. Fitted with shaker-style cabinetry, quartz worktops, integrated appliances and a central island, the kitchen has been designed for everyday family life as much as entertaining. The adjoining dining area and the excellent flow through the ground floor create a real sense of openness and connectivity that also features bi-folding doors out to the patio terrace.

The living room extends to over 25ft and enjoys tri-folding doors opening out to the garden, allowing natural light to pour in and framing views of the surrounding countryside. The fireplace is also ready for a log burner to be installed. A separate study provides flexibility for home working, a snug or playroom with the further option to knock through into the garage if you decide to convert the space into extra accommodation, while a utility room and cloakroom add further convenience.

Upstairs, the first floor offers four generous bedrooms, three doubles and a single, arranged around a spacious landing. The principal bedroom is particularly impressive in size and benefits from its own en-suite shower room. The remaining bedrooms are all well-proportioned and served by a beautifully appointed family bathroom, fitted with both a bath and a separate shower.



A notable feature of Long View is its adaptability. The integral garage has been constructed so that it is ready to be converted easily into a ground-floor bedroom if required, making the property especially appealing for multigenerational living or buyers seeking future-proofed accommodation. Even with such a conversion, the property would still retain off-street parking for four vehicles.

Altogether, Long View is a high-quality and highly versatile new home, occupying a sought-after village setting and offering the rare combination of space, flexibility and stylish finish.

**Agents Notes:**

Tenure: Freehold

EPC Band - TBC

Uttlesford District Council - Tax Band TBC - £TBC pa

Mains Drainage, Water & Electricity Connected.

Air Source Heat Pump

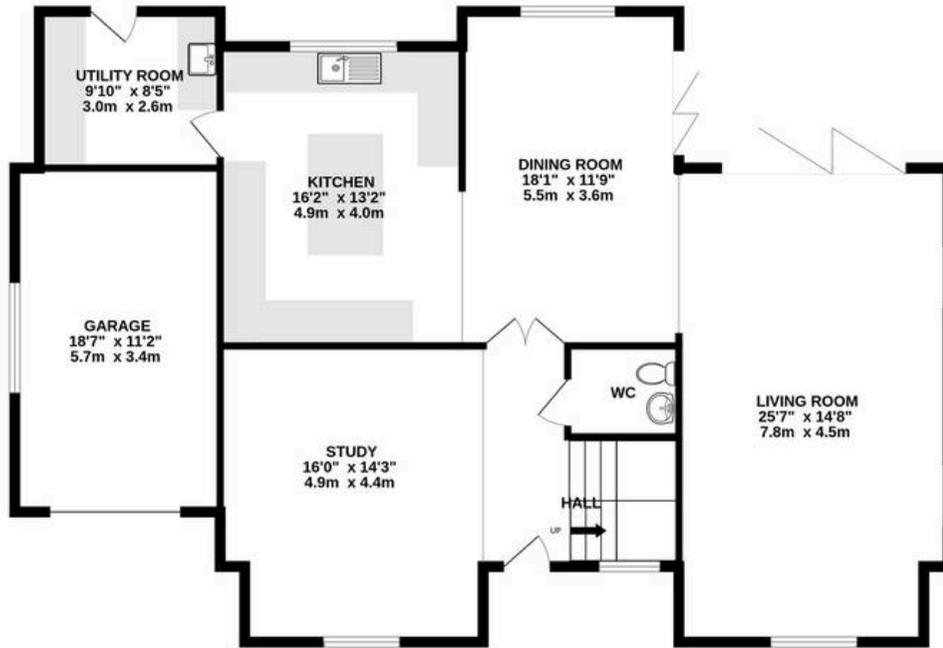
**LOCATION:**

Clavering is a highly sought-after village located 7.5 miles southwest of the market town of Saffron Walden. Clavering has the benefit of two public houses, The Cricketers and The Fox & Hounds, a primary school, a local convenience store and some light industrial units. Clavering is a 3.6-mile drive from Newport train station, which provides access to London Liverpool Street & Cambridge.



**GROUND FLOOR**  
1220 sq.ft. (113.3 sq.m.) approx.

**1ST FLOOR**  
1080 sq.ft. (100.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2300sq.ft. (213.7 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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