



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



Orchid House

Royston Road | Wendens Ambo | Essex | CB11 4JX

Guide Price: £1,500,000



A stunning and spacious newly constructed 6-bedroom detached family home finished to the highest specification, sitting in a good-sized plot, located in this highly desirable village close to Audley End station.

ACCOMMODATION

A stunning and truly outstanding newly constructed 6-bedroom family home extending to approximately 3950 sqft of living space, offering extremely spacious, versatile, and well-thought-out accommodation, incorporating a fine blend of contemporary and traditional interior design.

The property is approached under a covered porch leading to a solid wood front door with feature glazed panels to either side. The impressive entrance hall is a double height space with galleried landing above. The reception hall leads to all ground floor accommodation to include an stunning open plan kitchen/dining room, family room, study, utility room, cloakroom, boot cupboard, and beautiful formal sitting room.

The well-proportioned sitting room is focused on a feature brick inglenook fireplace with space to install a log burner. The light living space has a fully glazed door to the rear aspect leading to a terrace area.

The kitchen is of particular features of this wonderful home, fitted with a range of base and eye level contemporary style units with white, marble effect quartz above incorporating an inset ceramic sink and accompanying mixer tap. There are two built-in eye level electric ovens and induction hob with extractor over. In addition, there is an under-counter wine fridge, integrated fridge, freezer, and dishwasher and a large, walk in pantry. Set off from the kitchen is a separate utility room with fitted cupboards, stainless steel sink and space and plumbing for both a washing machine and tumble dryer. A spacious dining area has bi-folding doors leading to the main terraces creating a fantastic space for alfresco entertaining. This leads through to an outstanding family room with vaulted ceiling, Velux windows, exposed timbers, and further bi-folding doors out to the large terrace and large garden beyond.

To the first floor is a spacious galleried landing open to the double height hallway below with doors leading to four double bedrooms, 2 with en suites, a family bathroom suite, and large storage cupboard. The principle bedroom has a window to the front aspect with far reaching views over the surrounding countryside. In addition, there is ample built-in storage and a stunning en suite bathroom, comprising a low-level WC, ceramic wash hand basin with vanity unit below, separate double shower enclosure with drencher style head and a beautiful, free standing bath and chrome taps. The second bedroom has a double height vaulted ceiling, separate dressing room, and en suite shower room. The large family bathroom is fitted with a freestanding bath and chrome taps, separate shower enclosure with drencher style head, vanity style wash hand basin and low-level WC. The bathroom serves bedrooms three and four on this floor.

To the second floor, is a further two bedrooms of good proportions, and a shower room comprising shower enclosure, wash hand basin and low-level WC.

FEATURES

- Circa 3950 sqft of well-appointed living accommodation.
- Well-proportioned rooms throughout.
- Finished to the highest specification.
- Large sitting room with open fireplace and doors to terrace
- Stunning open kitchen / dining room with bi-folding doors to terrace.
- Vaulted family room with exposed timbers and bi-folding doors to rear terrace.
- 6 bedrooms, 2 ensuite, family bathroom and second floor shower room.
- Underfloor heating throughout the ground floor.
- Walking distance to Audley Train Station.
- NO UPWARD CHAIN

OUTSIDE

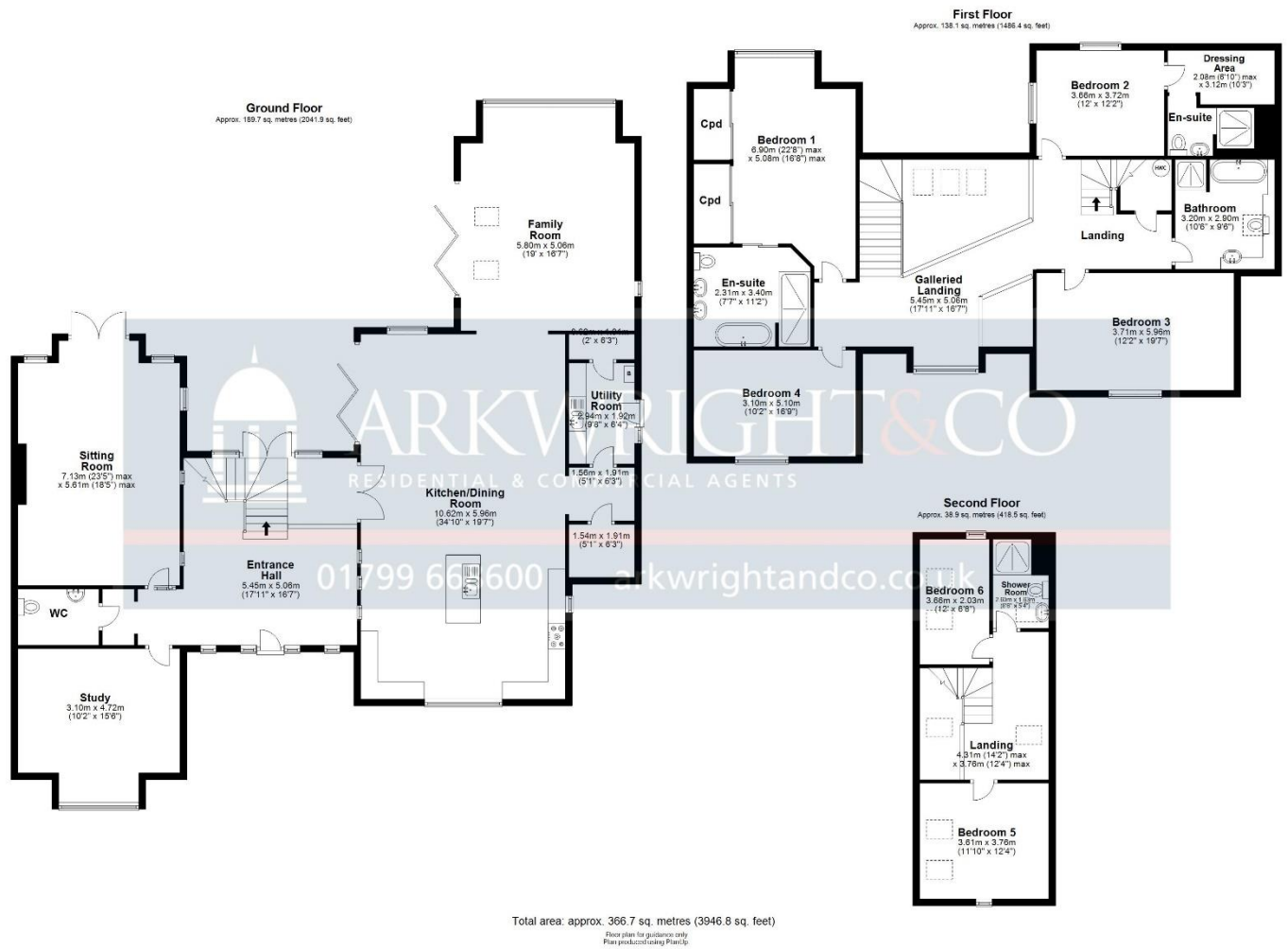
Orchid House is set back from the road behind a block paved driveway providing parking for several vehicles. To the left of the house is a delightful double garage. There is side access to the left of the property which leads to the rear garden with an impressive terrace to the rear of the property accessed via many points from the ground floor accommodation. The terrace leads to the large and secluded turfed garden.

LOCATION

Wendens Ambo is a charming small village with a church and popular village inn. The market town of Saffron Walden is within 2 miles and provides an excellent range of shopping, schooling and recreational facilities including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street is on the edge of the village and the M11 access point (Junction 9 Stump Cross south only) is 4 miles to the north.

SERVICES

Mains electricity and water are connected. The central heating is oil fired.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS





ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

