



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



Arkwell House

Wood End | Widdington | Essex | CB11 3SN

Guide Price: £1,250,000



A superb and rarely available 4 bedroom family home occupying a pleasant position on the edge of this highly sought after village.

Accommodation

Arkwell House is a truly stunning and unique Victorian style detached family home, built in 2018 of traditional red brick with tiled roof construction, providing approximately 3,120 sqft of high quality and well-appointed living accommodation. Occupying a lovely setting down a peaceful country lane, just a short distance from the village centre, the property sits in a pleasant plot with attractive views and backing onto open countryside.

The property has been beautifully designed and constructed with an extremely high level of care and imagination, providing a perfect space for modern day family living.

The ground floor consists of a spacious reception hallway, a large sitting room with open fireplace and attractive bay window to the front aspect, a large second reception room with bay window to the front aspect and built-in storage, and opening through to a family room with French Doors leading to the rear garden with glazed side panelling allowing plenty of natural light. The family room is open plan through to the truly stunning kitchen area, which is fitted with a range of quality base and eye level units with solid oak wood surface over incorporating an electric hob with extractor hood above. There is an integrated double electric oven and dishwasher and space for a fridge/freezer. A central island provides extra storage and workspace, again benefitting from a solid oak work stop incorporating a traditional ceramic Butler sink.

The kitchen opens out in to a large dining area with a stunning vaulted ceiling with bi folding doors leading out to the rear garden and there is door leading to the rear utility room which is fitted with a range of units with space and plumbing for a washing machine and tumble dryer. There is a door from the utility room providing access to the side, as well as a further door which leads to the cloakroom, comprising of a low-level WC and wash hand basin.

On the first floor, the property boasts 4 good size double bedrooms, 2 en suite shower rooms, and a family bathroom, all leading off a spacious landing with large storage cupboard and airing cupboard.

Outside

The property occupies a pleasant plot, benefitting from ample off-road parking to the front and a good size garden to the rear. The rear garden is mainly laid to lawn and benefits from a detached studio with power and light connected and enjoying a pleasant outlook backing on open countryside.

Features

- Attractive and individual detached Victorian Style family home extending to approximately 3,120 sqft.
- Occupying a pleasant plot backing onto countryside, with workshop (162 sqft) benefitting from power and light.

- An abundance of Victorian features, including high ceilings, deep skirting, plasterwork, cut strung staircase, stone fireplace, stained-glass, reclaimed Georgian internal doors, reclaimed roll top bath, double-glazed timber sash windows.
- Velux windows (solar powered with controls, and blackout blinds) and 2 x roof lanterns.
- Heating and hot water provided by air source heat pump, with underfloor heating on both floors and thermostats in each room.
- 4 double bedrooms, 2 en suite shower rooms and family bathroom.
- Large sitting room, 2nd reception room, family room, kitchen/breakfast room, utility room.

Location

Widdington is set amongst attractive undulating countryside, yet only two miles from the village of Newport, which has a good range of shops and a mainline station providing a regular service to London's Liverpool Street Station. Audley End mainline station (Liverpool Street within 51 minutes) is just over 4 miles away. The market town of Saffron Walden is within 6 miles, with a thriving twice weekly market, excellent range of shops, leisure facilities, coffee bars and restaurants. Widdington is in the catchment area for the highly renowned Joyce Frankland Academy (formerly Newport Free Grammar School). For more extensive shopping facilities, Bishop's Stortford with a mainline station is within 8 miles. Cambridge is within 19 miles to the north (16 minutes by train from Audley End). Access to the M11 south (9 miles) is at junction 8, Bishop's Stortford, or going north, junction 10 at Duxford for the M11/A11.

Directions

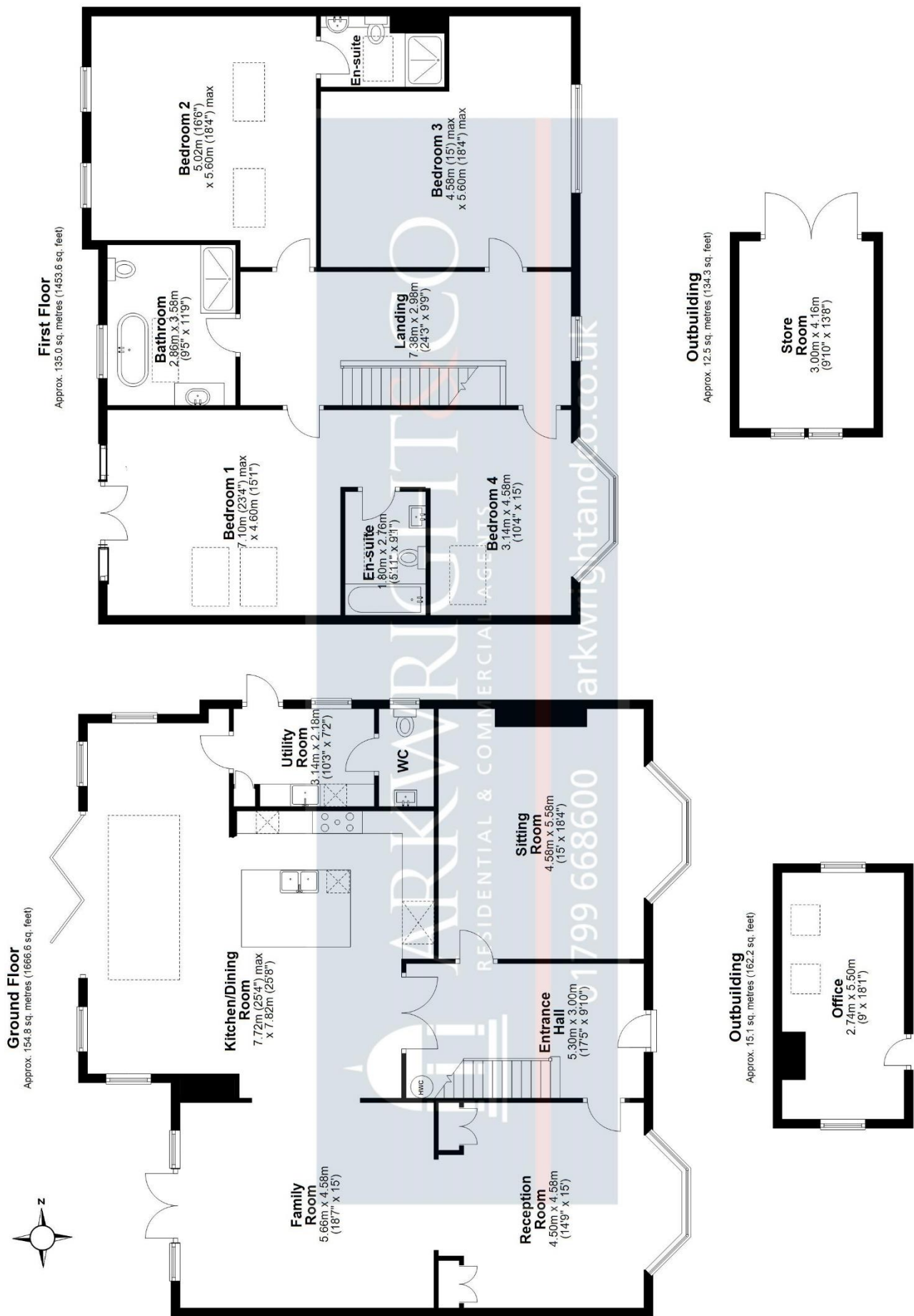
Leaving Saffron Walden on the Newport Road continue to the roundabout and turn left. Proceed through the village of Newport until reaching a left-hand turn into Widdington. Follow the High Street through the village, passing the pub on the left-hand side until continuing straight into Wood End as the road bears to the right. Arkwell House can be found on the right-hand side.

Services

Mains water, electricity and drainage are connected to the property. The central heating system is supplied by an air source pump.

EPC Rating

To be confirmed.



Total area: approx. 317.4 sq. metres (3416.7 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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.



