



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## Beeches

Cambridge Road | Ugley | Essex | CB11 3PP

Guide Price: £1,000,000 - £1,150,00





A superb 4-bedroom detached family home finished to a high specification and providing over 3500 sqft of well-appointed living accommodation. Occupying a generous plot extending to approximately 0.5 acres in the well-situated village of Ugley.

## ACCOMMODATION

Beeches is a beautiful and individually designed 4-bedroom detached family home. The property benefits from well-appointed and flexible living accommodation extending to approximately 3,500 sq ft, providing the potential for an independent annexe to the rear of the property. Beeches is finished to a high level of specification, with underfloor heating throughout, solar panels and heat recovery system, and solid oak furnishings throughout to provide this wonderful home with a superb feel of quality throughout. The spacious accommodation includes 4 generous bedrooms, 2 en-suite facilities, 2 large reception rooms, and a stunning open plan kitchen/breakfast room with a stylish vaulted ceiling, as well as bi-folding doors leading out to the rear garden. Outside the property sits on a generous plot with large driveway accessed via stylish modern electric gates and benefitting from good front and rear gardens and a detached double garage. In detail, the accommodation comprises: -

### ENTRANCE HALL 5.9m x 2.57m (19' 4" x 8' 5")

Wood flooring, staircase rising to the first floor, door to adjoining rooms.

### CLOAKROOM

Suite comprising low level wc and vanity wash hand basin.

### LOUNGE 6.4m x 5.9m (21' 0" x 19' 4")

Large dual aspect room filled with lots of natural light. Windows to the front and side aspect. Featuring a brick fireplace housing log burning stove. Door leads to inner hallway.

### BEDROOM 4/OFFICE 5.05m x 4.95m (16' 7" x 16' 3")

Versatile room with wood flooring, fitted wardrobes, window to the side aspect and door to en suite shower room.

### SHOWER ROOM 4.04m x 2.67m (13' 3" x 8' 9")

A generous suite comprising double shower enclosure with overhead rain shower and detachable unit, low level wc with concealed cistern, vanity wash hand basin, and ladder radiator. With wood flooring, window to the rear aspect, and door leading to the utility room.

### UTILITY ROOM 4.06m x 3.45m (13' 4" x 11' 4")

Fitted with a matching range of base and eye level units, including built-in floor to ceiling cupboards, with complimentary work surface over, incorporating a sink and drainer unit. Space and plumbing for washing machine and tumble drier, and space for fridge freezer. With window to the rear aspect and door leading out to the rear of the property.

### FAMILY ROOM/DINING ROOM 6.83m x 4.75m (22' 5" x 15' 7")

A stunning room with vaulted skylight in the centre of the space, and bi-folding doors opening out to the rear terrace, perfect for al fresco entertaining. Tiled flooring throughout. Open plan to the kitchen/breakfast room.

### KITCHEN / BREAKFAST ROOM 6.32m x 5.6m (20' 9" x 18' 4")

Fitted with a contemporary range of base and eye level units with complimentary work surface over, incorporating a stainless-steel sink and drainer unit. With double built-in eye-level electric oven and grill, integrated fridge, freezer, and dishwasher. Central island unit incorporates a black induction hob with extractor hood over. Tiled flooring throughout, and two windows to the front aspect.

## FIRST FLOOR

### LANDING

Staircase with solid oak banister rises to the first-floor landing area with Velux skylight and doors to the adjoining rooms.

### BEDROOM 1 9.07m x 4.57m (29' 9" x 15' 0")

Large room with Velux skylight and dormer window to the rear aspect. Built-in storage cupboards, additional eaves storage, and door to the en suite shower room.

### EN-SUITE SHOWER ROOM 3.18m x 7

Suite comprising large walk-in shower enclosure with overhead rain shower and detachable unit, low level wc, pedestal wash hand basin, and radiator. With tiled flooring, Velux skylight to the side aspect.

### BEDROOM 2 6.27m x 5.05m (20' 7" x 16' 7")

Naturally light room with dormer windows to the front and rear aspect.

### BEDROOM 3 4.75m x 4.72m (15' 7" x 15' 6")

Naturally light room with dormer window to the front aspect.

### BATHROOM 4.72m x 2.74m (15' 6" x 9' 0")

Suite comprising tiled bath unit, shower enclosure, low level wc, vanity wash hand basin, ladder radiator, durable wood effect flooring and window to the front aspect.

## OUTSIDE

The property sits on a gated plot approaching 0.5 of an acre with gravel driveway for numerous vehicles, detached double garage, and lawned gardens to the front and rear.

## LOCATION

Beeches is located on Cambridge Road, Ugley which is located 2 miles north of the village of Stansted Mountfitchet which offers a range of amenities, schooling and train station. The larger market town of Bishop's Stortford is approximately 5 miles to the south and offers a more comprehensive range of amenities, various shops, restaurants and sporting facilities, excellent schooling for all ages and a mainline railway station with direct links to London Liverpool Street and Cambridge. Stansted Airport and J8 of the M11 are approximately 10 minutes by car. Also, 7.5 miles to the north lies the Essex Gem of Saffron Walden with its twice-weekly market, Audley End Station and there are also other train stations at Elsenham and Newport.





## Cambridge Road, Ugley, CM22 6HX

Approximate Gross Internal Area = 325.3 sq m / 3501 sq ft

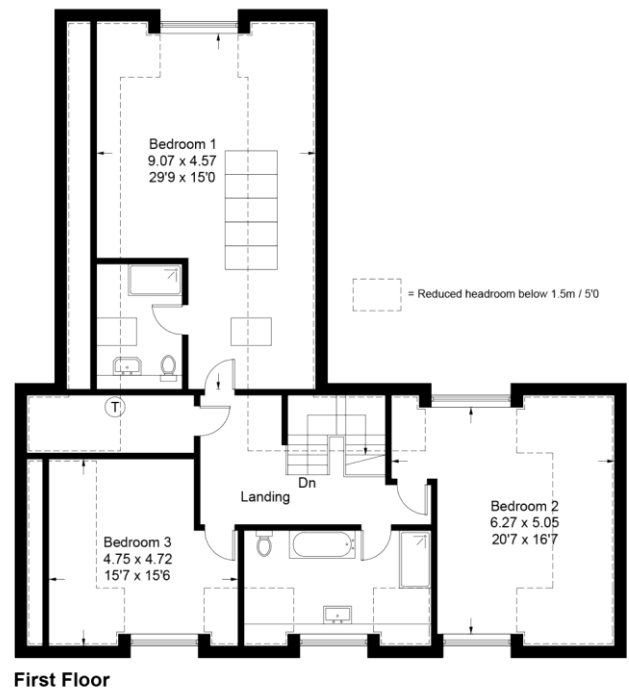
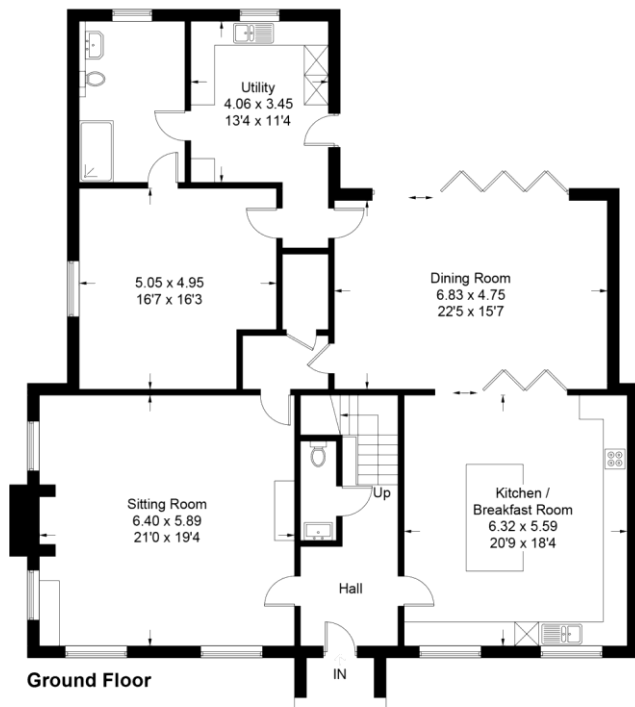


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