



PESTELL & Co
ESTABLISHED 1991

Rose Cottage, The Green, Widdington, Saffron Walden, Essex.

GUIDE PRICE - £1,150,000

A stunning, Grade II listed, 18th Century, four bedroom cottage, in a picturesque village location, on an elevated position overlooking the village green. The spacious and versatile living accommodation is full of character and charm, with period features and a modern twist. Opening into a vaulted reception hallway, 4 reception rooms, ground floor bedroom with en-suite, bespoke handmade kitchen, utility/boot room and downstairs family bathroom. Upstairs a galleried landing leads to 3 bedrooms, one with en-suite bath/shower room. Externally are beautifully presented gardens, with the rear backing onto paddock land, as well as having a detached garage with fully functional office room above and private driveway with parking for several vehicles.

Hardwood front door leading to:

PORCH:

Brick flooring, window to front, radiator, ceiling light point and door into:

RECEPTION HALLWAY - 14'8 x 14'5 (4.47m x 4.40m)

Vaulted ceiling, flagstone tiled flooring, impressive open Inglenook fireplace with double-sided log burner, window to front, 2 radiators, wall lights, spot-lights and ceiling light points. Carpeted split staircase to first floor. Steps down to:

SITTING ROOM - 14'5 x 11' (4.40m x 3.36m)

Carpeted, dual aspect windows to front and side, 2 radiators and wall lights.



BEDROOM 4 - 10'2 x 8'10 (3.10m x 2.70m)

Brick herringbone flooring, window to rear, radiator, inset down lighters. Sliding door into:

EN-SUITE SHOWER ROOM:

Brick herringbone flooring, shower cubicle, wash hand basin and low level w.c. Part opaque window to rear, heated towel rail and inset down lighters.

GARDEN ROOM - 12'6 x 10'2 (3.81m x 3.10m)

Brick herringbone flooring, light and airy, bespoke oak frame windowed 'gable end' with doors opening to patio area overlooking the rear garden, fireplace with log burner, 2 radiators, wall lights and inset down lighters.



LIVING/DINING ROOM - 21'9 x 13'4 (6.63m x 4.07m) (Beam work separates the two rooms)

Under floor heating, flagstone tiled flooring, dual aspect windows to front and side, Inglenook fireplace with log burner and wall lights.

Open into:

KITCHEN - 21'9 x 11'3 (6.63m x 3.44m)

Under floor heating, flagstone tiled flooring, vaulted ceiling with a range of eye level and base level units, Caesarstone work surface, breakfast bar and Butler sink. Space for range cooker with extraction over (Installed Everhot available by separate negotiation), integral dishwasher, 'Combi' oven and wine cooler. The kitchen leads round to further built in units plus larder cupboard, integral fridge, washing machine and tumble dryer. Stable door, window and skylight to rear, ceiling light point and inset down lighters.

UTILITY/BOOT ROOM - 13'10 x 6'5 (4.21m x 1.95m)

Flagstone tiled flooring, Caesarstone work surface and Butler sink with water softener below. Built in units, cupboard housing the hot water cylinder. Part glazed door to rear garden, Velux skylight and inset down lighters.

FAMILY BATHROOM:

Flagstone tiled flooring, corner shower cubicle, freestanding bath, wash hand basin with draws below and low level w.c. Part opaque window to rear, heated towel rail and inset down lighters.

MASTER BEDROOM - 15'5 x 11'5 (4.40m x 3.49m)

Carpeted, window to front, exposed chimney, vaulted ceiling with loft door (boarded, light), two radiators, spotlights, ceiling light point. Door into:

EN-SUITE BATH/SHOWER ROOM - 13'2 x 8'7 (4.02m x 2.63m)

Porcelain tiled flooring, walk in double shower cubicle, freestanding 'Lusso' stone bath and matching wash hand basin with unit below, low level w.c., window to rear, 2 'Velux' windows, heated towel rail and inset down lighters.

BEDROOM 3 - 10'4 x 9'4 (3.15m x 2.84m)

Carpeted, window to front, radiator, partially vaulted ceiling with loft door (boarded, light), spotlights and ceiling light point.



OUTSIDE:

To the front is a lovely garden space with lawn and well stocked beds and views over the village green, plus a drive providing parking for 2/3 vehicles. The private rear garden is set on two levels, the lower level consists of a paved patio area and spans the back of the property, with space for garden furniture, ideal for alfresco dining. The upper level is mainly laid to lawn, with well stocked borders containing mature shrubs and plants. The garden backs onto a paddock. To the, side brick steps lead to a delightful covered garden/snug area with wall mounted heaters, lighting, 'Velux' window and steps up to the office. Outside lighting and tap, gated side access to front. Outside boiler (installed 2020) accessed via gate to the other side of the property.

OFFICE - 19'5 x 7'5 (5.93m x 2.27m) wood flooring, windows to front and side, wall mounted heater, light and power.

GARAGE - 15'6 x 8'11 (4.73m x 2.73m) with timber doors to front, light and power and a door leading into a separate store room at the rear. Side door into garden.





FULL ADDRESS

Rose Cottage, The Green, Widdington, Saffron Walden, Essex, CB11 3SB

SERVICES

Oil fired central heating (Outside boiler installed 2020), mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER

COUNCIL TAX

Band G

LOCAL INFO.

Widdington is a delightful small village situated two miles south-east of Newport and around five miles south of the market town of Saffron Walden. The Village Green is extremely picturesque with late 18th Century farm workers' cottages and a mixture of thatched cottages from the late 1600's. The renowned Fleur De Lys public house is a main attraction to the village. There is a range of amenities to be found in the nearby town of Saffron Walden, to include day-to-day shops, supermarkets, leisure facilities, a cinema and restaurants. Audley End and Newport train stations are within easy reach for the commuter, as is access to the M11 at Junction 8. Stansted Airport is conveniently located offering domestic and international flights.

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

Instruction by

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GALLERIED LANDING - 14'10 x 14'5 (4.52m x 4.40m)

Carpeted, glass balustrade, spotlights and ceiling light point. Doors to all rooms:

BEDROOM 2 - 14'5 x 11'3 (4.40m x 3.42m)

Carpeted, dual aspect windows to side and rear, 2 built-in double wardrobes to the eaves. Partially vaulted ceiling with loft access (boarded, light) 2 radiators and ceiling light points.

Across the split-level landing into a separate landing, carpeted, radiator, 3 ceiling light points and doors into:

