



Clay Hall Cottages Catmere End, Saffron Walden **Freehold**

Key Features

4 2 E F

- Gorgeous four bedroom home
- Spectacular countryside views
- Immaculately presented throughout
- One bedroom annexe
- Bathroom and shower room

Offering a rare combination of elegant living, generous accommodation and outstanding potential, this impressive four-bedroom country home occupies a wonderful plot of approximately 0.82 acres, surrounded by glorious countryside views. Beautifully presented throughout, the property has been thoughtfully styled with a contemporary minimalist approach, creating a sense of understated luxury, light and space, while retaining the charm and character that make a country home so appealing.

The central entrance hallway provides a welcoming introduction and leads to the principal reception rooms. The gorgeous living room is flooded with natural light, creating a wonderfully inviting space in which



to relax and unwind. A feature log burner adds warmth and character, while doors open directly onto the rear courtyard, providing a lovely connection between the indoor and outdoor spaces. A further reception room offers excellent versatility and is currently arranged as a home office, although it would equally lend itself to a playroom or additional family room. The recently installed kitchen/dining room is a particular highlight, beautifully appointed with an impressive range of base and eye-level units, integrated appliances and stylish quartz-effect work surfaces. Designed with both everyday living and entertaining in mind, this is a contemporary and practical space that complements the overall feel of the home. Adding a particularly exciting dimension to the property is the existing annexe, which is currently separated from the main house by the courtyard. Planning permission has been granted under reference UTT/19/1196/HHF to link the two buildings, creating the opportunity to transform the accommodation into an exceptional open-plan living environment, potentially incorporating a substantial lounge, kitchen and dining area. This

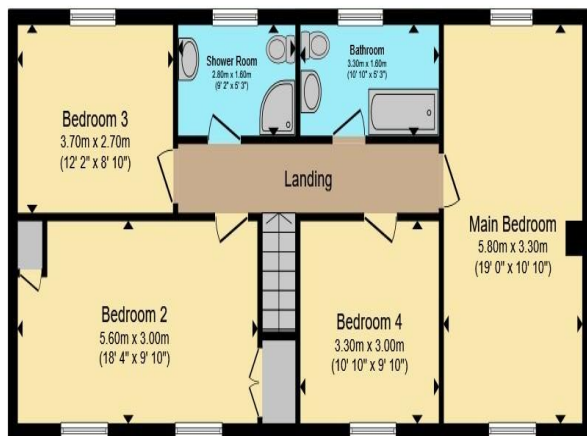




Ground Floor



Annex



First Floor

Total floor area 195.1 sq.m. (2,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



offers buyers the flexibility to further enhance an already impressive home and create a truly individual country residence. The first floor continues to impress, with four well-proportioned double bedrooms, a family bathroom and a separate shower room. The principal bedroom is particularly attractive, enjoying a bright double-aspect outlook. Bedroom two benefits from fitted wardrobes, while all four bedrooms enjoy beautiful views across the surrounding countryside, bringing a wonderful sense of tranquillity to the private accommodation. The separate annexe provides further valuable accommodation, combining period character with practical modern living. Its open-plan lounge, kitchen and dining area creates a welcoming living space, complemented by a double bedroom and a shower room. Whether used for multi-generational living, accommodating guests, providing independent space for family members or exploring alternative uses subject to any necessary consents, the annexe offers considerable flexibility. Outside, the grounds are a real feature of the property. The rear garden begins with an attractive patio seating area, ideal for outdoor dining and entertaining, which leads onto an expansive lawn bordered by

To view this property call Kevin Henry on: 01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME

