



Walden Road, Littlebury Saffron Walden **Freehold**

Key Features

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- Beautifully presented three bedroom Grade II Listed cottage
- Period features including exposed beams and original fireplaces
- Four reception rooms with inglenook fireplace between the sitting room and family room

A beautifully presented and wonderfully characterful Grade II listed cottage, offering an exceptional level of charm, elegant interiors and generous living accommodation. From the moment you step inside, the property makes a wonderful impression, with a wealth of original features carefully retained throughout, including exposed beams, original fireplaces and an abundance of period character. Despite its historic appeal, the accommodation has been thoughtfully presented and tastefully decorated, creating a light, spacious and welcoming home. The ground floor provides an impressive amount of living space, with the accommodation arranged around a



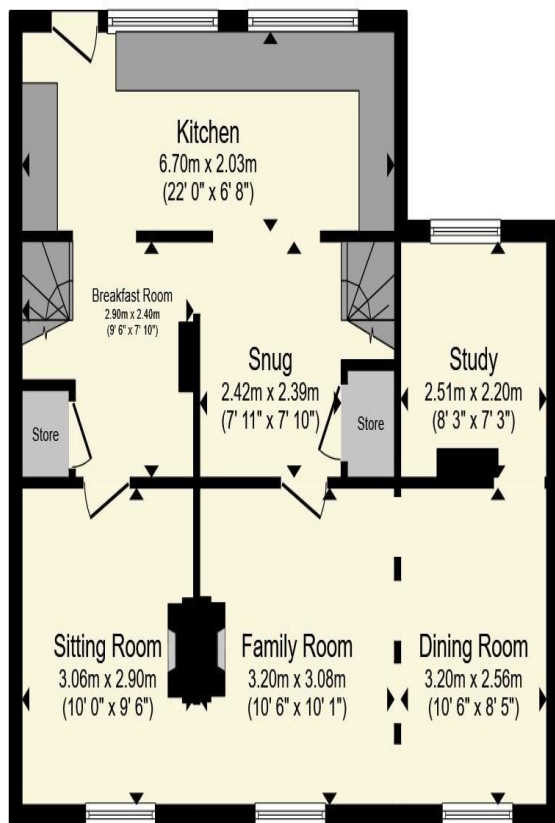
particularly striking back-to-back inglenook fireplace, which forms a superb focal point and divides two of the principal reception rooms. A separate dining room provides an ideal setting for entertaining, while a study offers a useful space for home working.

The kitchen is complemented by a delightful and characterful breakfast room, creating a relaxed everyday space and providing a lovely connection between the kitchen and the rest of the home plus there is the benefit of underfloor heating. Two separate staircases rise to the first floor, adding further charm and individuality to the property. Here, there are three well-proportioned bedrooms, together with two bathrooms, making the accommodation particularly practical for modern family living.

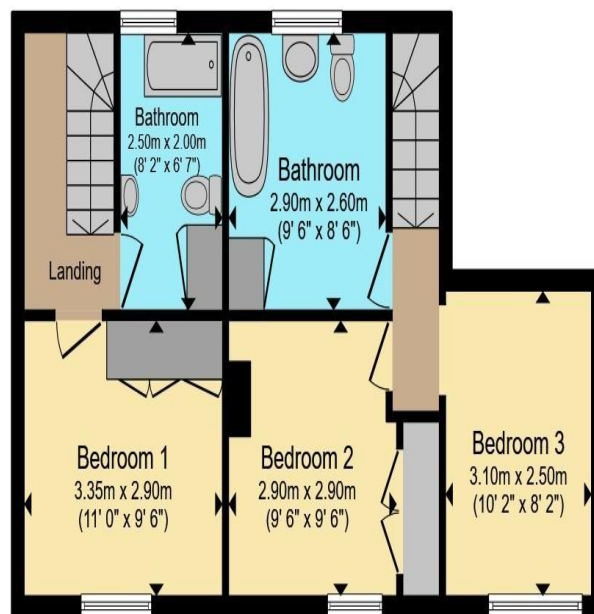
Throughout, the interior has been exceptionally well maintained and tastefully styled, with the combination of period features, high ceilings and natural light creating a wonderful sense of space and warmth.

Outside, the good-sized rear garden provides an attractive extension of the living accommodation, with areas of lawn





Ground Floor



First Floor

Total floor area 112.2 sq.m. (1,207 sq.ft.) approx

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and patio offering plenty of space for relaxing, entertaining and enjoying the garden.

The property also underwent considerable renovation in 2008 with a completely new roof and insulation.

A truly gorgeous and distinctive cottage, combining historic character with beautifully presented accommodation and an enviable sense of space. Properties of this character and quality are rarely available and deserve an early viewing.

Littlebury is a north-west Essex village with many period properties, a public house and parish church. The market town of Saffron Walden is approximately 2.5 miles away, providing shops, schools, recreational facilities and other amenities. Cambridge, approximately 14 miles away provides first class education, further amenities, shopping centres, etc. The mainline railway station at Audley End is approximately 2 miles away providing train service to London Liverpool Street. The M11 (J9) is approximately 3 miles from the village.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

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