



Directions

From Saffron Walden take the B1052 to Newport. Continue through the village and upon leaving Newport take the first turning left – signposted to Widdington. Follow the road through to the village and turn into Church Lane. The entrance to Church View is on the right hand side identified by a Mullucks Wells For Sale Board.

Ref: SW3364/06/13/DJE/DG

GUIDE PRICE £975,000

2, Church View, Widdington, Nr Saffron Walden

An imposing detached family house set within this exclusive private development

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BISHOP'S STORTFORD • SAFFRON WALDEN • GREAT DUNMOW • MAYFAIR



2, **Church View** is an imposing detached family house, situated within this exclusive private development, arranged on three floors, traditionally constructed of brick and blockwork with rendered and brick elevations. The property boasts many fine features especially noting the stunning fitted kitchen with Neff appliances including two ovens, microwave, coffee machine, American-style fridge-freezer and cooking hob, luxuriously appointed bathroom and en suite shower rooms with white suites. The sitting room has a fireplace with wood-style burner and there is extensive wood, tiled and carpeted flooring throughout. The two reception rooms are well proportioned; the sitting room having a fireplace with wood burning stove. The magnificent kitchen/dining room has with bi-fold doors leading to the rear terrace and landscaped gardens. The first floor accommodation has a bright, spacious landing leading to the master bedroom - a particular feature - with its own staircase leading up to a magnificent dressing room and en suite bathroom. Bedroom 2 has an en suite shower room and bedrooms 3 & 4 have a shared "jack and jill" en suite shower room. From the first floor landing is a further staircase leading to the 2nd floor bedroom 5 and the family bathroom.

Outside, to the front is a parking area for 3-4 vehicles, leading to the **detached double garage** with twin electric roll-top doors. The front garden is laid to lawn with shrub planting. Paviour pathways lead round to the rear garden which is laid to lawn with shrub planting, has a large rear paved terrace with central steps, dwarf brick wall surrounds, is well fenced and measures approx. 60ft x 70ft.

Widdington is situated off the B1383, Saffron Walden to Bishop's Stortford road. The village has a thriving community spirit with a mixture of mainly older style properties, a church, village hall and an Inn. It is only 2 miles from Newport village where there is a mainline railway station connecting to London Liverpool St, a range of shops, primary and secondary schools. The town of Saffron Walden is about 5 miles distant offering further amenities, whilst Audley End station is some 4 miles to the north.

Services: Mains water (metered), electricity and drainage are connected. Calor gas heating. Cat6 wiring, speaker wiring for Sonos/other HiFi system. Outside lighting and water taps.

County: Essex

Council Tax: To be assessed

Local Authority: Uttlesford District Council

Postcode: CB11 3SF

Tenure: Freehold

- Reception hallway
- Cloakroom
- Sitting room with fireplace
- Family room
- Spectacular kitchen/diner
- Utility room
- Master bedroom on two levels with dressing room & en suite bathroom
- Guest bedroom suite
- Bedrooms 3 & 4 with "Jack and Jill" en suite shower room
- 2nd floor bedroom 5 & family bathroom
- Landscaped gardens
- Double garaging
- Parking

