



#### 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: SW3366/06/13/DJE/DG

GUIDE PRICE £985,000

## 4, Church View, Church Lane, Widdington, Nr Saffron Walden

A link detached family house, superbly presented, set in a corner plot within an exclusive private new development in the heart of the village

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**4 Church View** is a fine, link detached family house, traditionally constructed of brick and blockwork with rendered elevations under a tiled roof. The property is arranged on three floors and offers many fine features including a superbly appointed kitchen/breakfast/dining room with fitted appliances by Neff, luxuriously appointed bathroom and en suite shower rooms with white suites and extensive wood, tiled and carpeted flooring throughout. The spacious reception hallway leads through to well proportioned family room and sitting room which has a fireplace with wood burning-style stove. The kitchen is fitted with an extensive range of cabinets with granite work surfaces and appliances include a wine cooler, integrated microwave, two ovens, coffee machine, American-style fridge-freezer and, in addition, there is a fitted utility room. The first floor accommodation has a spacious landing and incorporates the master bedroom suite which arranged on two levels with a staircase leading to the magnificent en suite bathroom and dressing area, 3 further bedrooms (all with en suite shower rooms). From the first floor landing, a second staircase leads to bedroom 5 and a family bathroom.

**Outside**, the property is situated in a corner of the development and has a **detached double garage** with twin roll-top doors. The front gardens have brick paviour pathways and are laid to lawn with tree and shrub planting. The side and rear gardens are again laid to lawn with a large paved terrace, mature tree and shrub planting and are well fenced. The rear garden is approx. 70ft wide.

**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
- Sitting room with fireplace
- Family room
- Kitchen/breakfast/dining room
- Utility room
- Spectacular master bedroom with dressing room and en suite bathroom
- 3 further first floor bedrooms; all with en suites
- 2nd floor bedroom 5 & family bathroom
- Parking
- Double garaging
- Landscaped gardens



Approx gross internal floor area 289 sqm (3100 sqft)