



Spriggs Barn, Water End
CB10 2NA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Spriggs Barn

Water End | Ashdon | CB10 2NA

Guide Price £1,500,000

- A five-bedroom converted barn currently under construction
- Completion anticipated March 2024
- Accommodation extending to over 4000sqft
- Superb kitchen/dining room
- Attractive plot approaching 0.5 acre
- Double bay cart lodge and ample off-road parking
- EPC: TBC
- Council Tax Band: TBC



The Property

Currently under construction. A stunning, five bedroom, detached barn conversion, offering over 4000 sq. ft of accommodation, sitting in a plot approaching 0.5 of an acre. The spacious accommodation will be finished to a high specification, depending on timescales the buyer will have certain choices and input on design.

The Setting

Located just a short drive from the highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church, and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18-hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

The Accommodation

The well thought-out and spacious accommodation offers versatile living space with large open plan family areas as well as more intimate and cosy spaces. There is a extensive kitchen / dining room with bi-fold doors leading to the rear terrace. Accessed from the kitchen is a utility room and a boot room /larder, also a staircase will rise to a galleried entertaining area. There is five generous bedrooms, one on the first floor, three of which have en-suite bath/shower rooms, the other two bedrooms share a separate bath / shower room. Four of the bedrooms have ample wardrobe space.

Outside

The barn is approached by a gravel driveway which leads to a parking area and a double bay cart lodge. The gravel extends to the front of the property and to the entrance door. The gardens are enclosed by willow fencing and natural hedgerow. To the rear of the barn there will be a stone terrace proving seating and dining areas.

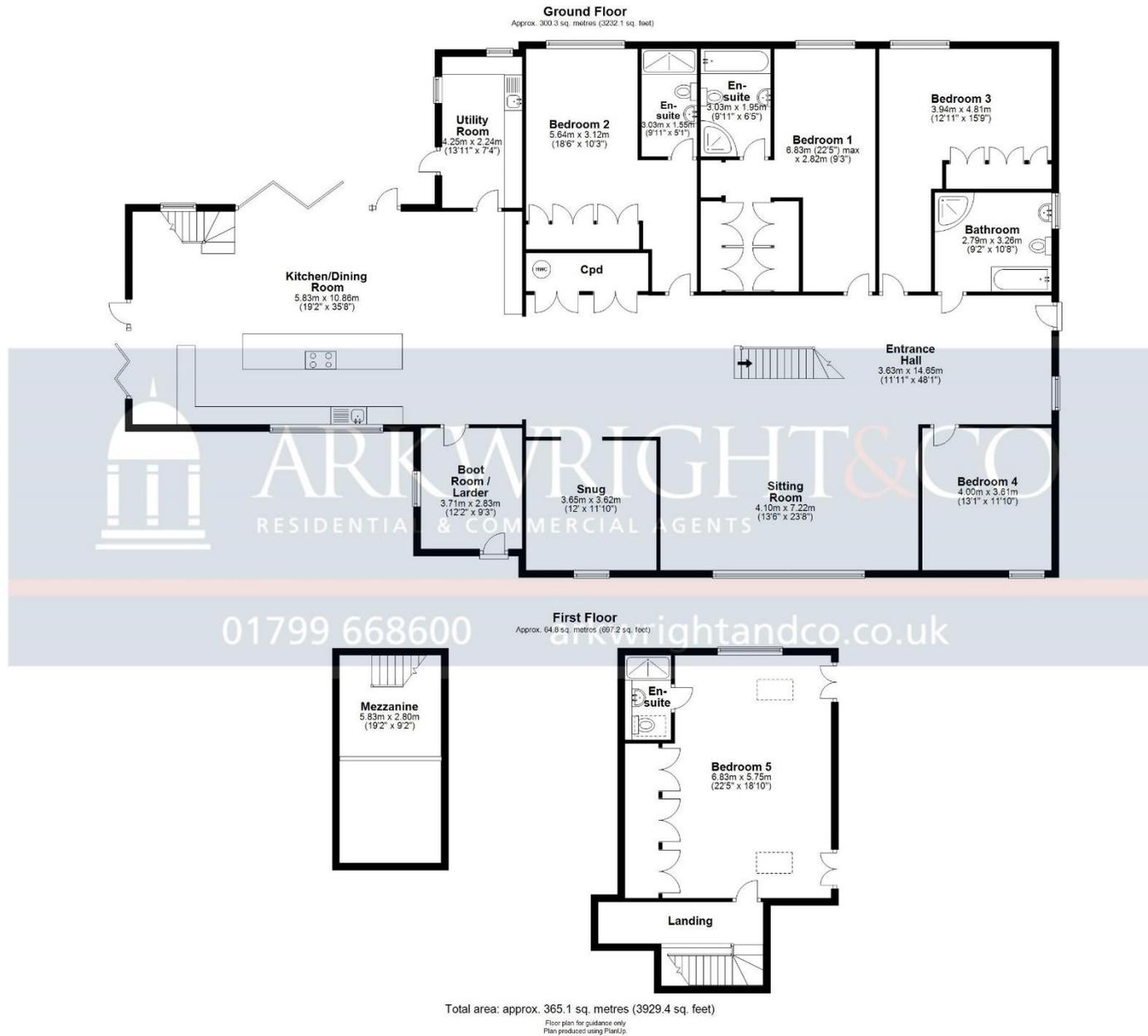
Services

Air source heat pump and electric underfloor heating. Mains water and electric connected. Drainage via a septic tank.

Local Authority

Uttlesford District Council





Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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