



The Gables, Arkesden Road  
CB11 4QU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Gables

Arkesden Road | Clavering | CB11 4QU

## Offers In Excess Of £795,000

- A superb, four-bedroom detached property
- Located in the sought-after village of Clavering
- Principal bedroom with ensuite shower room
- EPC: C
- Stunning, vaulted conservatory with doors leading onto the rear garden
- Council Tax Band: G
- Off road parking for multiple vehicles and garage

### The Property

A fantastic, 4-bedroom, detached family home that has been well maintained, providing light and airy living accommodation extending to approximately 1585 sqft. This wonderful family home enjoys an enviable position in this highly popular and picturesque village and benefits from off road parking, garage and rear garden.

### The Setting

The property is situated in the village of Clavering, one of northwest Essex's most sought-after villages. Clavering provides an excellent range of amenities including the well regarded Clavering Primary School, beautiful parish church, large supermarket/post office and 2 public houses, picturesque cricket pitch and a village hall with an award-winning recreational ground with a playing field, children's playground, 2 tennis courts and a bowls club. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities.

### The Accommodation

The Gables is a timber framed property built in 2004 to a high specification with rendered elevations under a tiled roof. In detail, the spacious hallway has oak flooring and a turning staircase to the first floor, under stair storage and doors leading to adjoining rooms. The cloakroom comprises W.C and wash hand basin. A superb, triple aspect kitchen/dining room is fitted with an extensive range of base and wall units with complementary wooden work surface and butler sink





incorporated. Integrated appliances include electric rangemaster, dishwasher and microwave. There is space for double fridge/freezer. In addition, a utility area set within the kitchen has a matching range of base level units, space and plumbing for washing machine, tumble dryer and personal door leading to the rear garden.

The delightful sitting room benefits from a central fireplace with mantle over and attractive, built in cabinets and bookcases. A set of double doors open to the additional reception room with large window to front aspect. Also leading from the sitting room has double doors to the stunning conservatory, which is of timber frame construction with a brick base. A further door leads out to the patio area, ideal for al fresco dining.

The bright and spacious landing has window to rear aspect, built in storage and doors leading to the adjoining rooms. A principal suite benefits from a range of fitted wardrobes, window to front aspect and door to en suite shower room. Comprising shower enclosure, W.C, wash hand basin and Velux window. Bedroom 2 is a double bedroom with window



overlooking the rear garden and provides loft access. Bedroom 3 is a good size room with fitted wardrobe and window to rear aspect. Bedroom 4 is a good size room with fitted wardrobe and window to front aspect.

The family bathroom has a white suite with a panelled bath, vanity unit and low-level WC.

## Outside

The driveway provides parking for several vehicles and leads to the detached garage, which has rendered elevations under a tiled roof, up-and-over door, side personal door and benefits from power and light connected. The rear garden has a large, paved area, ideal for outdoor entertaining with a brick wall surround and pathways leading to the front driveway. Central steps from the terrace lead up to the garden which is laid to lawn with flowerbed borders.

## Services

All mains services are connected.

## Local Authority

Uttlesford District Council

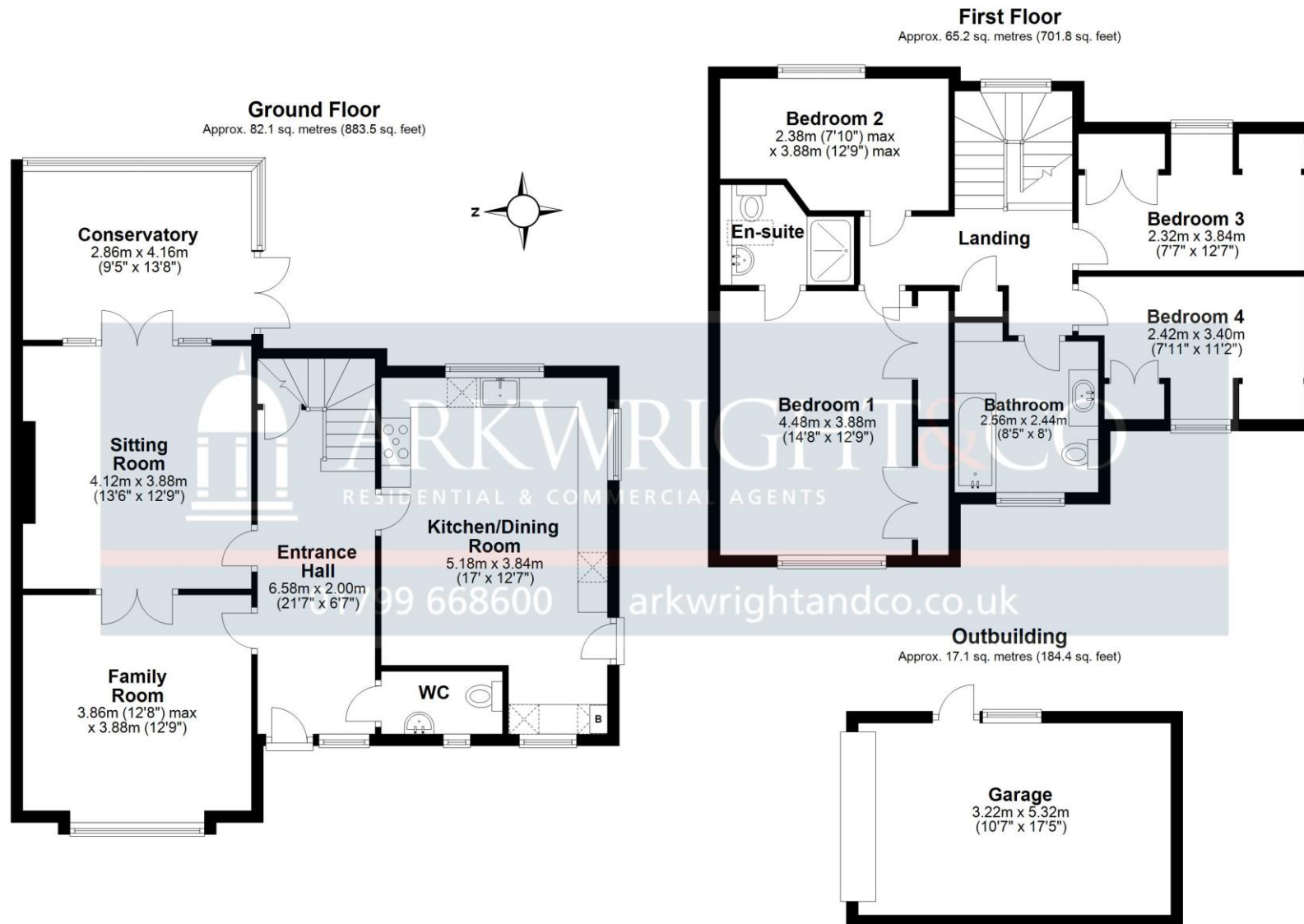
## Council Tax

G









Total area: approx. 164.4 sq. metres (1769.7 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS