



Holly Tree Cottage, 3 Woodside
CB11 3XE



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Holly Tree Cottage

3 Woodside | Rickling Green | CB11 3XE

Guide Price £545,000

- A three-bedroom, semi – detached property
- Good size rear & side garden
- Scope to extend subject to necessary planning consents
- Off road parking for two vehicles
- Open plan kitchen/ dining room
- Village location
- Utility & cloakroom
- EPC: C / Council Tax Band: E

The Property

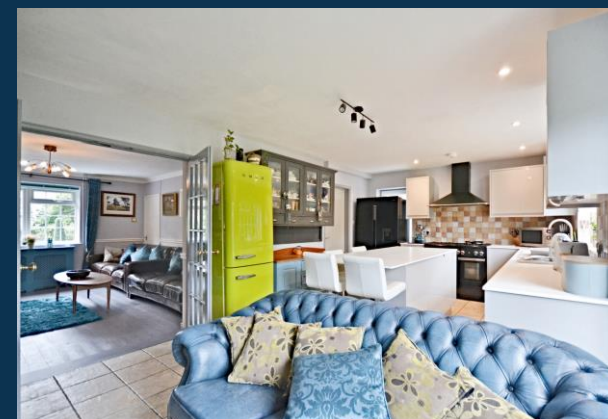
Holly Tree Cottage is a lovely, well proportioned & extended three-bedroom family home, occupying a wonderful tucked away position, just a short stroll from the village green. The property benefits from off road parking, external wall insulation and gardens to the side and rear.

The Setting

Rickling Green is an attractive hamlet just south of Saffron Walden with a popular, traditional pub and cricket green and is within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford as well as benefitting from a frequent bus service to Saffron Walden, Bishop's Stortford or Stansted Airport. There is a primary school, inn/restaurant and a Parish Church in Rickling and the adjoining village of Quendon. The market town of Saffron Walden is 6 miles offering good shopping, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The towns leisure facilities include an 18-hole golf course, the cinema and a 800 seat concert hall. The village of Stansted, 2 miles south, has a range of amenities including a church, inns, shops, a post office, excellent schools and even a castle and museum. It has its own railway station, with a fast service into London's Liverpool Street (Stansted Express), to Stratford and to Cambridge. Bishops Stortford Approximately 5 miles away, which also has a main line station, various shopping facilities and schooling for all ages. The M11 motorway (junction 8) is approximately 5.5 miles south, also giving access to Stansted Airport. The A11 and Cambridge are to the north.

The Accommodation

In detail, the property comprises entrance hall with stairs rising to the first floor and doors to the adjoining rooms. The sitting room is a good size with electric fire with mantle over and window to front aspect. Opening into the superb kitchen/ dining room, recently fitted out with a large centre Island and matching range of eye and base level high gloss grey units with white composite worktops, ceramic sink and dishwasher. There is space for a dual fuel rangemaster with





gas hob, two electric ovens and extractor fan over and space for two fridge/freezers. The room is filled with natural light from the patio doors leading onto the rear garden and window to rear aspect. A good size utility room with a matching range of eye and base level units which provide a great amount of storage including a larder cupboard., with worksurface over and sink unit incorporated. There is space and plumbing for washing machine and dishwasher. Cloakroom comprising W.C and wash hand basin. A recently fitted, luxurious shower room comprises walk in shower with rainfall showerhead, W.C and wash hand basin.

The first-floor landing has doors leading to the adjoining rooms, access to the loft hatch and storage cupboard. The principal bedroom is a good size with window to rear aspect. Bedroom two is a double room with window to front aspect. The third bedroom has a window to rear aspect and access to hot water cupboard.

Outside

To the front of the property is a block paved driveway providing off-road parking with mature hedging. An opening leads to the side garden, laid mainly to lawn with slate chipping borders. A gate leads to the rear garden, laid mainly to lawn with mature shrubs and flower borders. In addition, a timber shed and timber summerhouse sit to the back of the garden.



Services

All mains services, including ultra-fast broadband are connected.

Local Authority

Uttlesford District Council

Tenure

Freehold

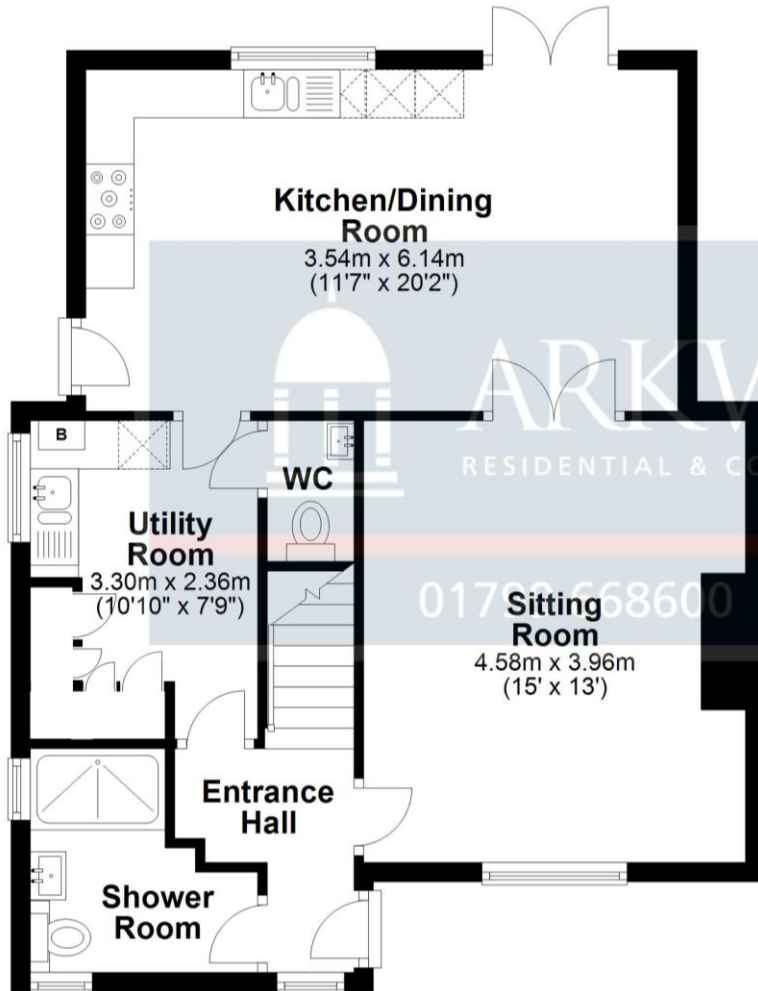
Property Construction

Brick built with rendered finish and tiled roof



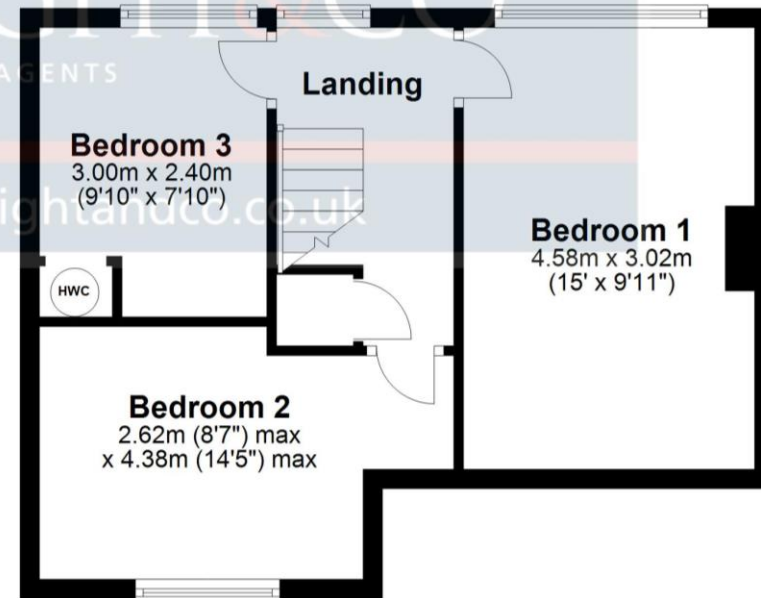
Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 98.4 sq. metres (1058.8 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.



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