



Ivy Cottage, Wicken Road  
CB11 4EY



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Ivy Cottage

Wicken Road | Arkesden | CB11 4EY

## Guide Price £600,000

- A delightful three-bedroom Grade II listed character property
- Attractive garden with garden studio backing on to open countryside
- Superb four-piece bathroom
- Idyllic village location
- Sitting room with inglenook fireplace
- EPC: N/A / Council Tax Band: F

### The Property

A charming Grade II listed three bedroom detached thatched cottage in the heart of Arkesden. The property benefits from ample off-road parking and rear garden with studio.

### The Setting

The highly regarded village of Arkesden is located in the heart of rolling countryside and yet is only a few miles from the larger towns of Saffron Walden and Newport. The village has a picturesque, thatched pub called the Axe and Compasses which has recently reopened. The area is criss-crossed with a network of foot and bridle paths connecting the nearby villages over undulating open countryside. These offer a variety of shopping and schooling facilities. Main line train services to London can be found less than 10 minutes away at Audley End and Newport. The market town of Bishop's Stortford is to the south with a further selection of shopping, travel and transport facilities. There is a great selection of both state and private schooling within the area.

### The Accommodation

In detail the property comprises an entrance porch with solid timber door, leaded windows to both side aspects and door into the hallway with open studwork leading through to the kitchen. Fitted with a matching range of base level units with woodblock work surface over, ceramic sink unit incorporated, integrated double oven with electric hob above, space for slimline dishwasher and secondary glazed window to front aspect. At the end of the entrance hall is a storage area with space for fridge freezer. To the right of the kitchen sits the dual aspect dining room, an impressive room with vaulted ceiling which could also be utilised as third bedroom. The sitting room is a characterful space with feature inglenook fireplace with log burning stove, secondary glazed window overlooking the street scene and staircase rising to the first floor with understairs storage cupboard. Off to one side there is a small recess with cupboard and further window to front aspect. To the rear of the sitting room is a timber framed conservatory with a number of double-glazed windows and a pair of glazed doors providing access to the outside space. The four piece recently fitted bathroom is a particular feature of the property filled with natural light from the skylight, comprising copper rolltop bath, walk in shower with dual shower head, W.C, wash hand basin and traditional Victorian heated towel rail. A boot room has a





window to side aspect. In addition, the ground floor benefits from an office with window overlooking the garden and step leading to the cloakroom comprising WC, wash hand basin and book shelves.

The first-floor landing is filled with character feature including exposed brick chimneybreast, exposed timbers and has doors to adjoining rooms. The dual aspect principal bedroom is good size with views over the street scene and surroundings with exposed timbers, fitted wardrobes and access to loft hatch. Bedroom two is a double room with secondary glazed window to the front aspect, exposed timbers and fitted wardrobes.

### Outside

The property is well-screened by mature hedging and planting. To the side of the cottage there is driveway providing off-street parking, in turn leading to a picket fence with gate and gravelled path. The gardens are a particular feature of the property with an abundance of well-stocked flower and shrub borders. The main garden is laid to lawn with a central apple tree and backs onto countryside. Towards the end of the garden there is a timber shed. In addition to the main house, there is a studio which offers a variety of uses and currently functions at a successful air bnb let. Accessed via the gravelled courtyard, the studio measures approximately 16' 1" x 8' with windows to two aspect



and a shower room comprising shower enclosure, WC, wash hand basin and window overlooking the garden. Adjoining the studio there is a store housing the boiler and providing additional storage space.

### Services

Mains electric and water is connected with drainage via a septic tank. Heating is oil fired. Super-fast broadband is available and mobile signal is ok.

### Tenure - Freehold

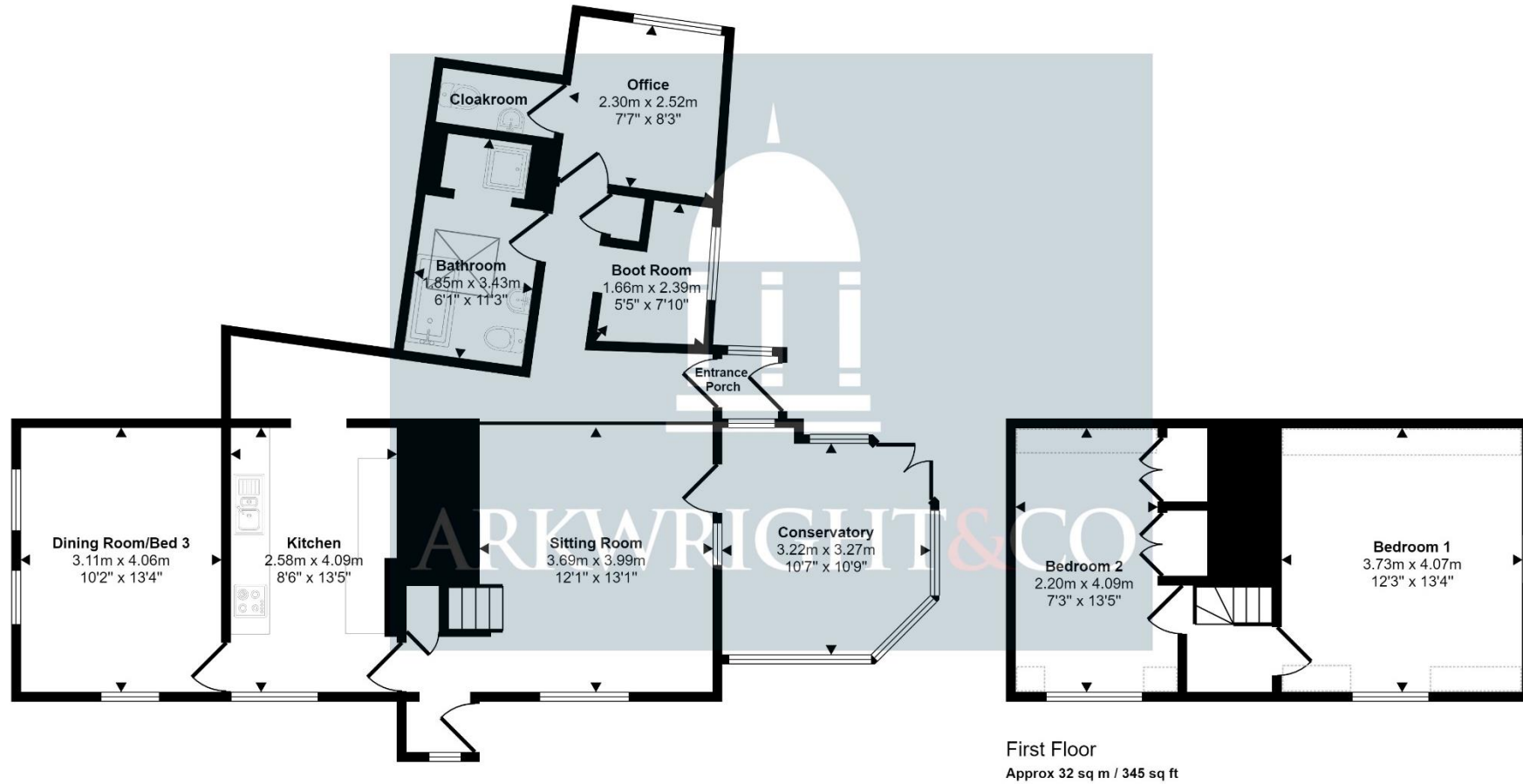
**Property Construction**—C17 timber-framed and plastered

**Local Authority** – Uttlesford District Council

**Agents Note** – The thatch is nearing the end of its lifespan and recent quotes have estimated costs in the region of £20,000-£25,000. It is booked in for the summer of 2024.



Approx Gross Internal Area  
118 sq m / 1270 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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