



Well Cottage, Rickling Green  
CB11 3YG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Well Cottage

Rickling Green | Saffron Walden | CB11 3YG

## Guide Price £800,000

- Grade II Listed
- Well Regarded Village Location
- Four Bedrooms
- Countryside Views
- Beautifully Presented Throughout
- Garden Home Office/ Gym
- Detached Family Home
- Council Tax Band: F

### The Property

Well Cottage is a stylish and well-presented family home, filled with characterful features whilst being situated in the well-regarded village of Rickling Green, enjoying views over paddocks to the rear and lovely, picturesque village green to the front. This detached Grade II listed property offers driveway parking, 3 spacious reception rooms with 4 bedrooms and delightful rear garden.

### The Setting

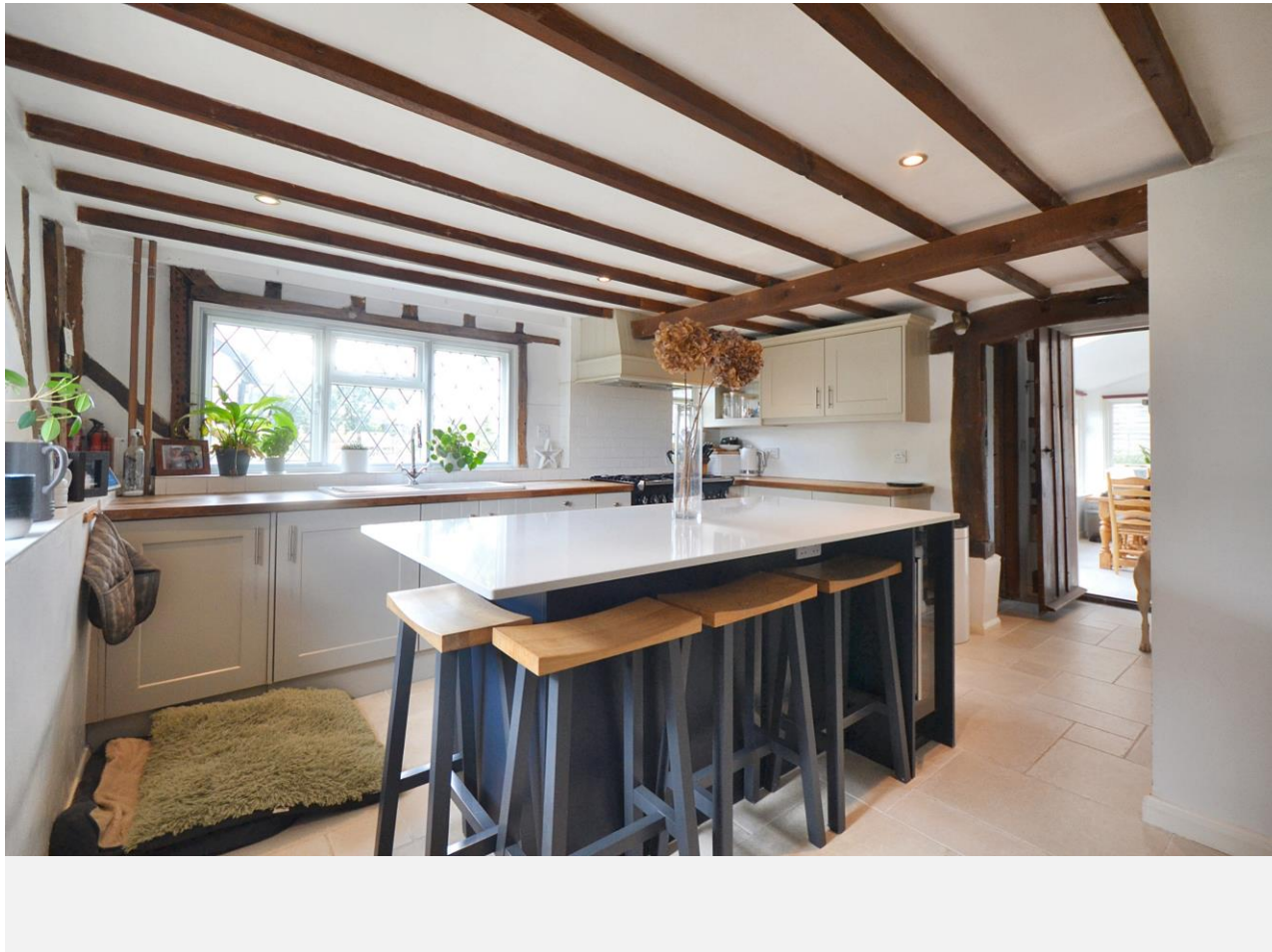
Rickling Green is an attractive hamlet just south of Saffron Walden with a popular, traditional pub and cricket green and is within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford as well as benefitting from a frequent bus service to Saffron Walden, Bishop's Stortford or Stansted Airport. There is a primary school, inn/restaurant, and a Parish Church in Rickling and the adjoining village of Quendon.

### The Accommodation

The property has undergone numerous works and improvement during the vendors ownership in recent times with its beautiful blend of both characterful features with a modern contemporary twist, creating a stylish and elegant family home. The front door opens into an entrance hall with stairs rising to the first floor and doors to the ground floor reception rooms. The main sitting room is of good size with dual aspect windows allowing the room to draw in good amounts of natural light, a brick fireplace with fitted gas stove and exposed beams and timbers. A separate family room/ snug looks out to the front with attractive wooden flooring, exposed timbers and part glazed double door opening into the conservatory which is extensively glazed overlooking the rear garden and with doors to the rear.

A beautiful and modern kitchen offering a range of both eye and base level cupboards, complemented by wooden worktops and composited stone topped island with breakfast bar and fitted wine cooler. There are further integrated





appliances including fridge-freezer, dishwasher and washing machine with window looking out to the rear over gardens and towards paddock land beyond. Just off the kitchen is also the downstairs shower room for ease.

Upstairs, the first-floor landing has convenient built-in storage space and gives access to the 4 nicely proportioned bedrooms, all of which enjoy an attractive village aspect to front & rear, alongside the family bathroom which incorporates a 3-piece suite.

### Outside

To the front of the property is a graveled driveway which provides off street parking for several vehicles with a gated access to the rear garden and a matured hedgerow to the front, road facing. The rear garden measures around 60ft deep & 45ft wide – This is a fantastic feature of the property, with the garden being mostly laid to lawn with paved patio area access from the back of the house. There is a decked area to the top of the garden to enjoy the evening sun as well as a home office which could make an ideal gym too. The whole of the rear fence overlooks the neighboring paddock with countryside views – A real must see!



### Services

Mains water, electric and drainage. Gas fired central heating

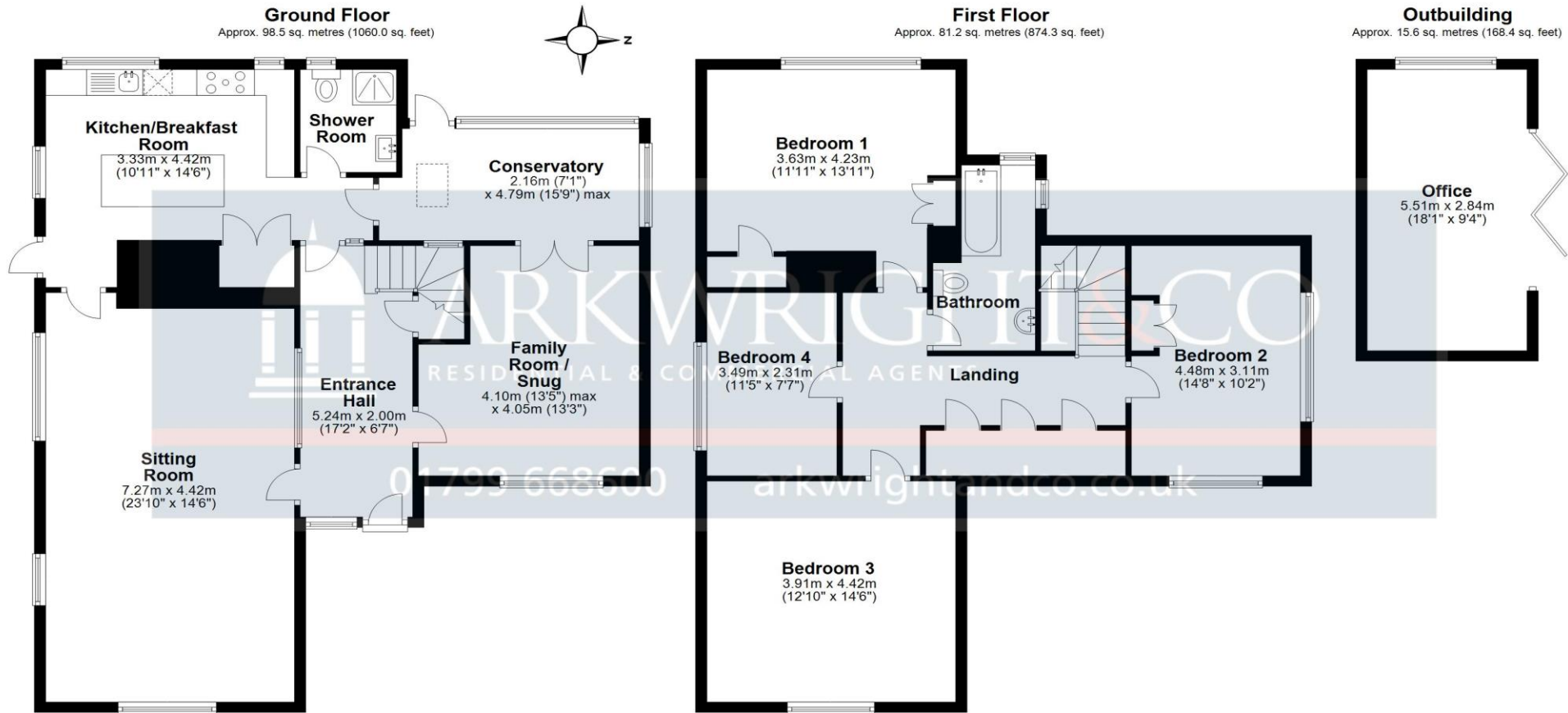
### Tenure – Freehold

Local Authority – Uttlesford

Council Tax -F (For the current year)

Agents Note: There is a modest rent of approx. £225 PA which allows use of a small portion of the land to the rear which isn't included within the property title. In relation to the thatch, there is around 25/30 remaining on the thatch & 12 years on the Ridge.





Total area: approx. 195.4 sq. metres (2102.7 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.



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