



Yew Tree Cottage, The Druce
CB11 4QP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Yew Tree Cottage

The Druce | Clavering | CB11 4QP

Guide Price £375,000

- A charming three-bedroom, two-bathroom period property
- Character features throughout
- Superb kitchen/breakfast room with bi folding doors
- Principal bedroom with ensuite
- Good size rear garden
- Offered with no upward chain
- EPC: N/A
- Council Tax Band: E

The Property

A delightful Grade II listed three-bedroom period cottage occupying a pleasant position tucked away in the heart of this popular village. Benefitting from a rear garden and is offered with no upward chain.

The Setting

The property is situated in the village of Clavering, one of north west Essex's most sought after villages. Clavering provides a well-regarded JMI school, village hall, parish church, large supermarket/post office and renowned public house The Cricketers. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles distant respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities. The nearer village of Newport provides a well-regarded Grammar School. Access to a main line railway station is in Newport with commuter services to London's Liverpool Street. Access to the M11 is available at Junction 8 on the outskirts of Bishop's Stortford. Stansted, London's third international airport, is also conveniently located approximately 11 miles distant.

The Accommodation

In detail the property comprises of a living room with a feature fireplace with open chimney and slate hearth with brick surround. There is a built-in storage cupboard and bow bay window to front aspect. An open plan stairway leads to the first floor and an opening lead to the dining area with bow bay window and exposed beams. A study area has a window to rear aspect and door to the ground floor bathroom. Comprising a panelled bath with shower attachment over, W.C and wash hand basin. The superb kitchen/ breakfast room is fitted with a matching range of base and eye level units with solid wooden work surfaces and inset sink. Integrated appliances include a gas hob with extractor fan





over and double oven, double glazed window to the rear, double glazed bi-folding doors opening to the decking area and underfloor heating.

The first-floor landing has a built-in storage cupboard, window overlooking the garden and doors to the adjoining rooms. Bedroom one is a good size with window overlooking the front and door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double room with built in storage and window overlooking the front. The third bedroom is a good size with window to rear aspect.

Outside

The property is set back from the road behind an attractive front garden laid mainly laid to lawn. The rear garden is good size laid mainly to lawn with timber shed and decked area.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.



Tenure - Freehold

Property Type – Mid terrace

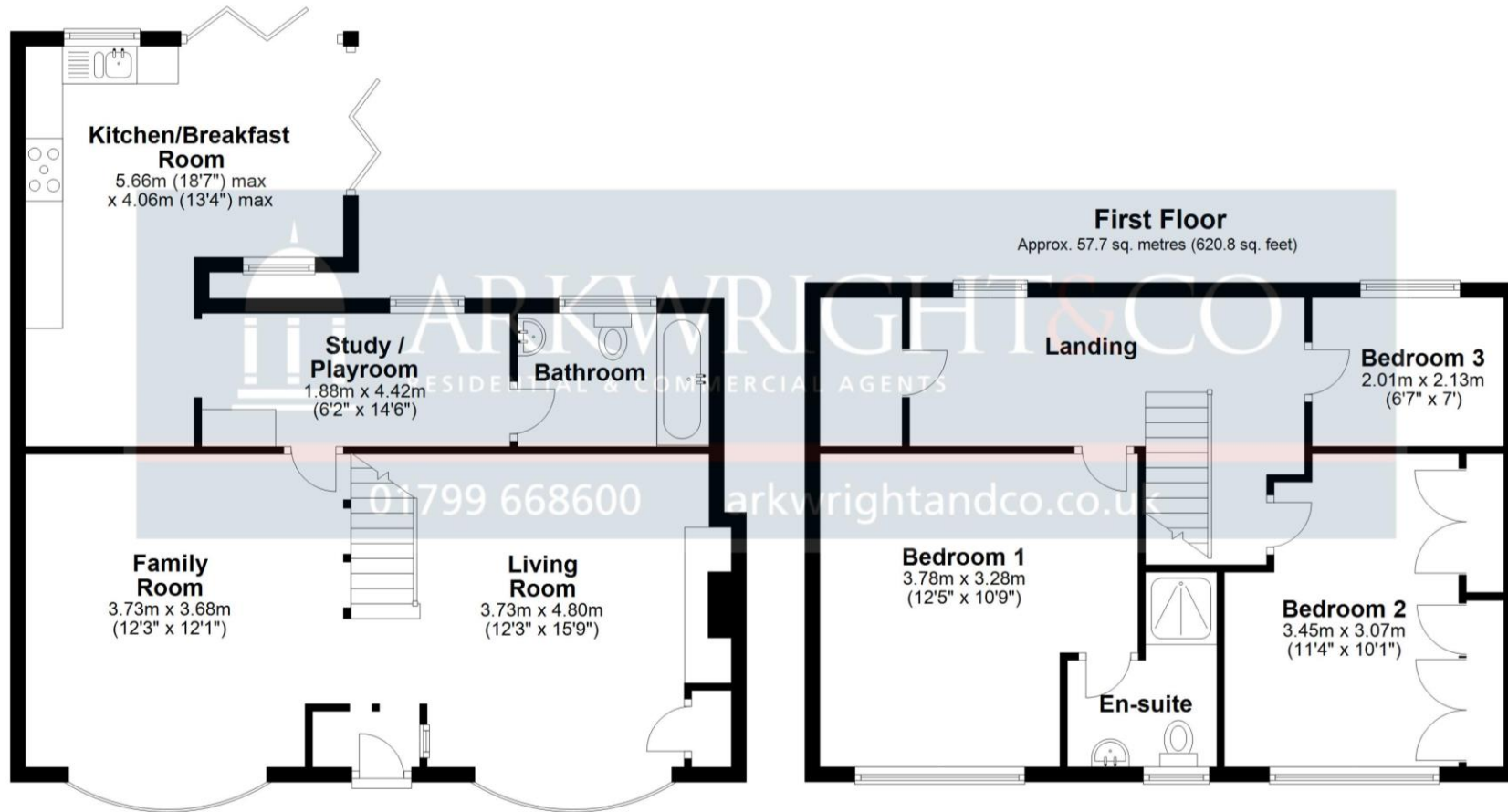
Property Construction – 17th century timber frame with lime plaster

Local Authority – Uttlesford District Council



Ground Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



Total area: approx. 128.4 sq. metres (1382.1 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