



Tallis Cottage, Hampit Road  
CB11 4HJ



ARKWRIGHT & CO  
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# Tallis Cottage

Hampit Road | Arkesden | CB11 4HJ

Guide Price £745,000

- A well-proportioned four bedroom, two bathroom semi detached period property
- Wonderful, landscaped south west facing rear garden
- Open plan kitchen/ breakfast room
- Countryside views
- Character features throughout
- Highly sought after village location
- Principal bedroom with ensuite
- EPC: F
- Off street parking and detached single garage
- Council Tax Band: F

## The Property

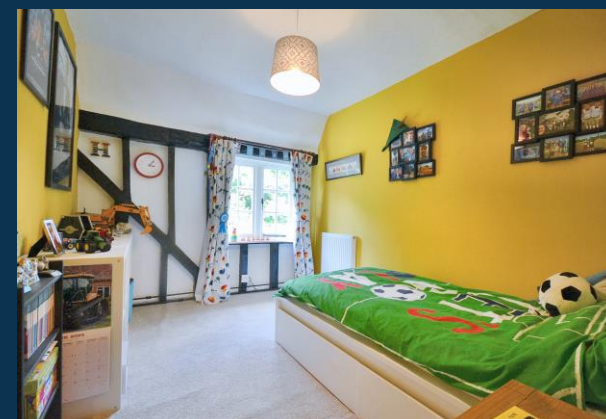
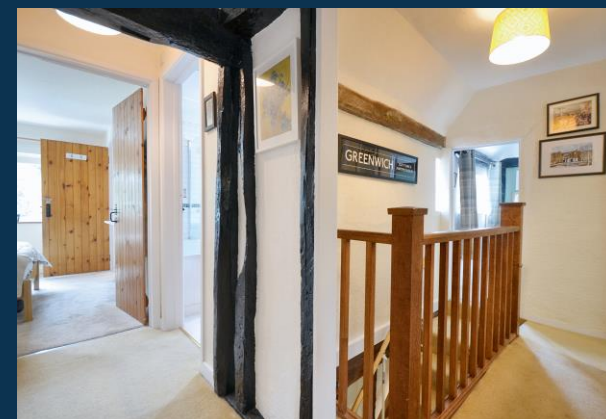
An attractive and well-proportioned semi-detached, four-bedroom two-bathroom character home set back from the road in this highly sought after and well-regarded village, situated within easy reach of its picturesque centre. In addition, there is a garage, ample off street parking and south facing rear garden.

## The Setting

Arkesden is a highly regarded North West Essex village with its mixture of period and modern properties set amidst undulating countryside. Facilities include a church, village hall, the newly refurbished public house – The Axe & Compass and a playing field. The village of Clavering is 2 miles away and has a village shop, public houses and a primary school. The historic market town of Saffron Walden lies 7 miles distant offering a wide range of shopping, educational and recreational facilities, and the City of Cambridge lies to the north. The mainline railway station at Audley End (3 miles) has commuter services to London (Liverpool Street).

## The Accommodation

In detail the principal entrance is located to the side leads into the entrance hall where there is a cloakroom to one side, comprising W.C, wash hand basin, heated towel rail and built in cupboard. A boot room is located to the right hand side. There are two wonderful, dual aspect reception areas: a main living room providing sitting and dining space in the original part of the property with two windows looking out to the front, and two to the side both drawing in natural light, an abundance of exposed beams and timbers and brick fireplace incorporating a log burning stove. There is a porch with a door to the front and stairs rising to the first floor. The second reception room sits to the rear of the property, currently utilised as study but could serve a variety of purposes depending on requirements, having windows along its rear wall incorporating part glazed doors opening to outside, all of which draw in enormous amounts of natural light





creating a bright and airy interior. The kitchen/breakfast room is a superb space, fitted with an extensive range of storage cupboards complemented by granite worktops and a range of integrated appliances including fridge-freezer, electric range cooker and dishwasher.

The first-floor landing provide access to four bedrooms and family bathroom. The principal bedroom has built in storage cupboards and door to en suite, comprising shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a double room with exposed beams, built in wardrobes and window to front aspect. The dual aspect, third bedroom has windows to front and rear aspect. Bedroom four is a good size room with window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin heated towel rail and built in storage cupboard.

### Outside

The property is set back from the road in an elevated position, behind an open-plan garden area laid mainly to lawn, adjacent to which is a driveway providing off-street parking space for several vehicles and giving access to a single garage to one side.



The attractive rear is predominantly laid to lawn with a variety of well-established plants, shrubs and tree borders with a timber summerhouse set to one side. Steps lead up to a superb vegetable patch which includes several raised beds, gravel pathways in between and a greenhouse.

There is a paved terrace adjoining the back of the property providing perfect outside entertaining space, making the most of its south-west facing aspect.



## Services

Mains electric, water and drainage are connected. Oil fired central heating, Superfast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Type – Semi - detached

Property Construction – Part timber frame, part brick for the more recent additions with slate roof.

Local Authority – Uttlesford District Council

Council Tax - F





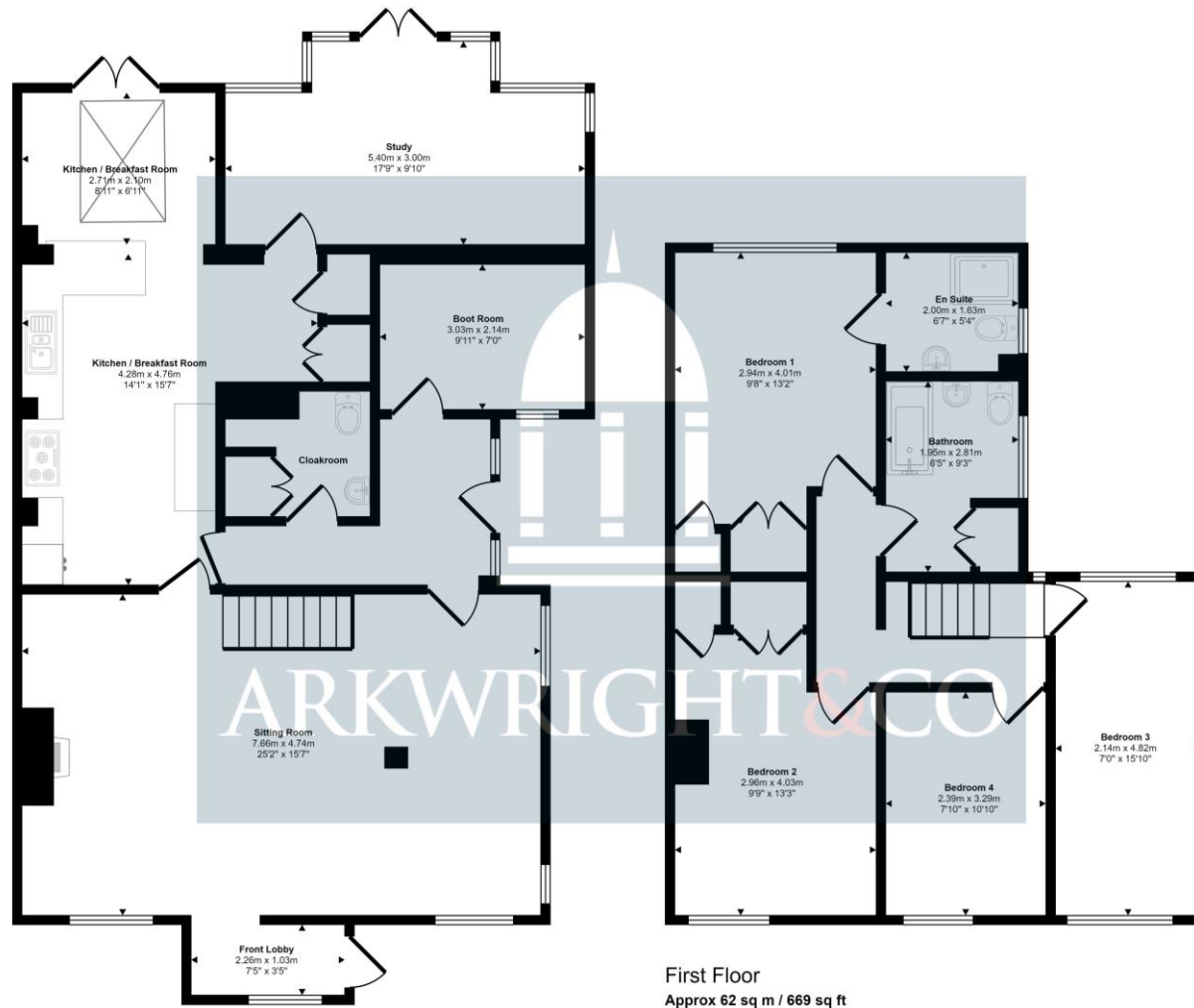








Approx Gross Internal Area  
160 sq m / 1717 sq ft



Ground Floor  
Approx 97 sq m / 1048 sq ft

First Floor  
Approx 62 sq m / 669 sq ft

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.



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