



Stowe House, 4 Clays Meadow  
CB11 4TX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Stowe House

4 Clays Meadow | Littlebury | CB11 4TX

Guide Price £1,350,000

- Extremely well appointed family home
- Extending to approximately 4,149 sqft
- 6 bedrooms, 3 bathrooms
- 3 reception rooms
- Fitted kitchen and separate utility room
- Generous plot extending to 1/3 of an acre
- Ample off road parking, detached triple garage.
- Attractive gardens
- Exclusive development on the edge of the village
- Ideally located for ease of access to Saffron Walden and Audley End Railway Station

## The Property

A substantial and impressive six-bedroom, three bathroom detached family home located within a quiet cul de sac. The property is set in a well-established plot of approximately a third of an acre, within a sought-after village with triple garage, ample off road parking and rear garden.

## The Setting

Stowe house is situated off Strethall Road, close to the centre of Littlebury, a sought-after village close to the Cambridgeshire border. In the centre of the village is pub restaurant (currently closed) and the Parish Church. In nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day-to-day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms, and amenities for use by the whole community.

The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent schools Dame Bradbury's and The Friends' School. A wider selection of shopping, cultural and recreational facilities are to be found in Cambridge, with a greater selection of independent schooling for all ages.

For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Jn 9 southbound only) is some 3.7 miles.





### The Accommodation

Stowe House was built in the late 1980s by locally renowned builder John Brown with brick and rendered elevations under a tiled roof and provides extremely well proportioned living accommodation throughout, extending to approximately 4,149 sqft. In detail the ground floor comprises of a small entrance lobby with a WC and store cupboard which leads in to a spacious reception hallway, with impressive central staircase and doors leading to, a large dual aspect sitting room with window to the front aspect and French doors leading out to the rear garden, a dining room with an attractive bay window to the front aspect, and a further reception room with bay window to the rear aspect, which could be utilized as either a snug or study space. The kitchen/breakfast room is fitted with a range of base and eye level units with work surfaces incorporating an electric hob with extractor hood over, and a stainless steel sink unit. Further appliances include a fitted eye level oven and grill, and integrated fridge. There is a separate utility room with is fitted with a range of base and eye level units with worksurface over incorporating a ceramic butler sink, and a side door provides access to the side driveway.

On the first floor a large galleried landing leads to the master bedroom suite; with two built-in wardrobes and a spacious en suite shower room. The guest bedroom suite has a large en suite bathroom and there are 4 further bedrooms all of which are generous in size, and a family bathroom.



### Outside.

The property sits on a generous plot, set in the corner of this exclusive development. The property is set behind an attractive front garden with a variety of shrubs and bushes and paved pathway. To the side there is a large driveway which provides parking for several vehicles and leads to the triple garage (17' 5" x 18' 11") with a boarded loft area, power and light connected. Adjoining the garage is a workshop (18' 11" x 9' 3") with side pedestrian door with access from the rear garden.

The south-west facing gardens are principally laid to lawn with many mature trees and herbaceous flowerbeds and hedged perimeter, providing a high degree of privacy.

## Services

Mains electric, water and drainage are connected. Heating is oil fired. Ultrafast broadband is available and mobile signal is likely.

Tenure - Freehold

Property Type – Detached

Local Authority – Uttlesford District Council

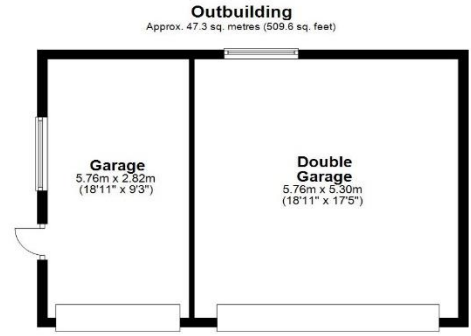
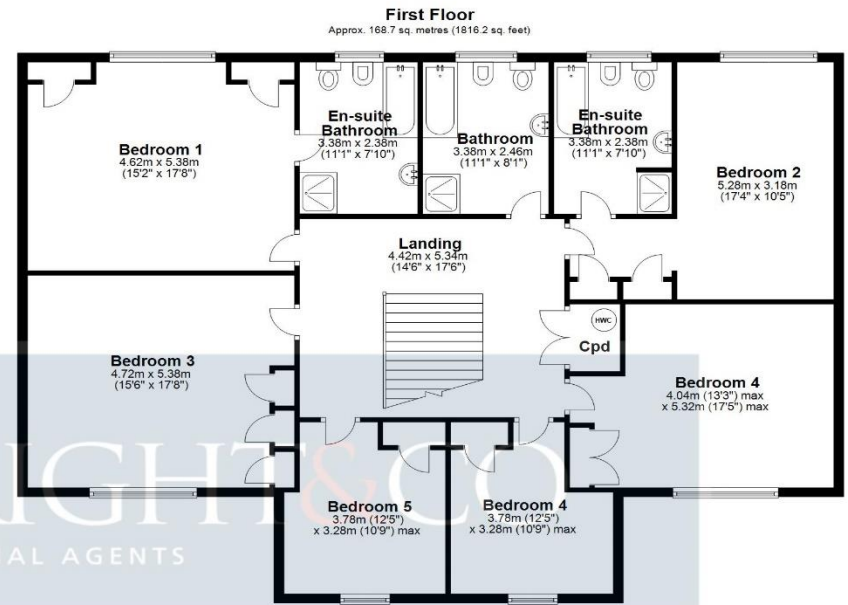
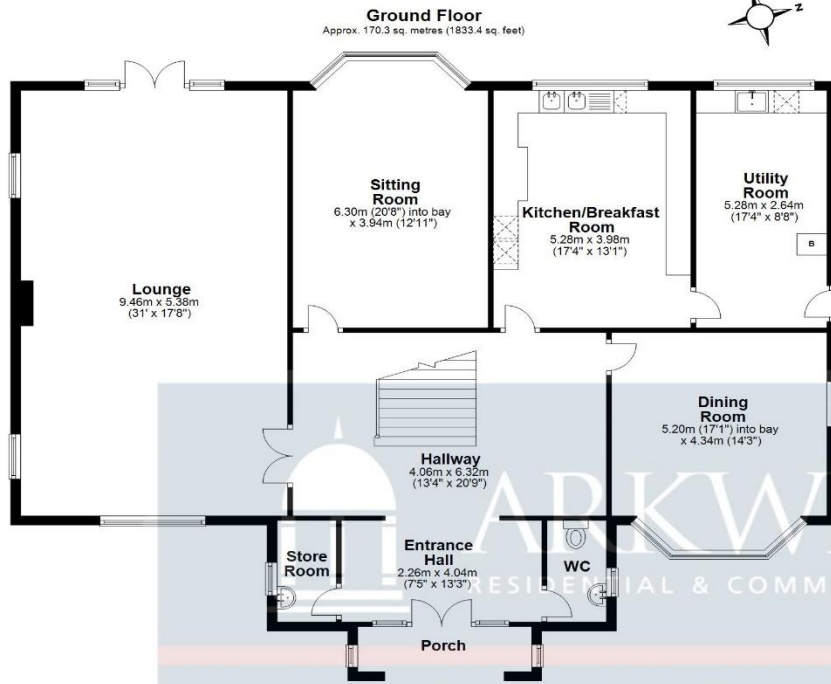
Council Tax – G

EPC – D









Total area: approx. 386.4 sq. metres (4159.2 sq. feet)  
Floor plan for guidance only  
Plan produced using PlanUp.

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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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