



The Old Kings Head, Cambridge Road
CB11 3XJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Old Kings Head

Cambridge Road | Quendon | CB11 3XJ

Guide Price £800,000

- A five-bedroom, Grade II listed property
- Original character features throughout
- Open plan kitchen/dining room
- Versatile outbuildings
- Off road parking for two vehicles
- Desirable village location
- EPC: N/A
- Council Tax Band: G

The Property

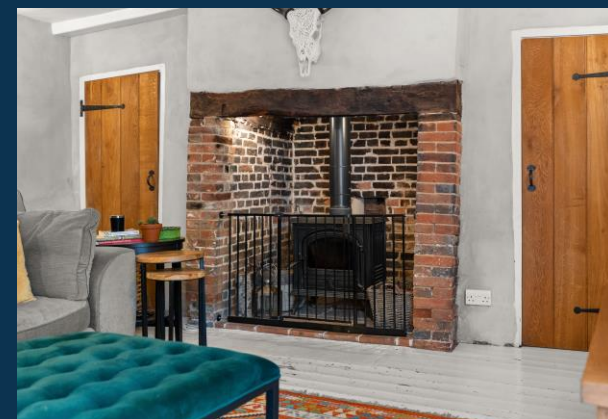
A charming five-bedroom Grade II Listed former public house set within the heart of this sought after village, dating back to 1721. The property has had extensive improvements over recent years but still retains many original features throughout and benefits from off road parking, versatile outbuildings and south-facing rear garden.

The Setting

Just 6 miles south of the charming market town of Saffron Walden the ancient village of Quendon and Rickling sits in rolling Essex countryside with a traditional pub and England's second oldest cricket green at its heart. Post offices and a variety of shops and amenities can be found in the neighbouring villages and towns of Newport, Clavering and Stansted Mountfichet, as well as the larger market town of Bishop's Stortford 6 miles south. To the north, the city of Cambridge with its world famous university, Genome complex, and science parks is less than 20 miles away, whilst the City of London is less than 40 miles south.

The Accommodation

In detail, the property comprises a front entrance door with original doorbell, which opens into the hallway which has exposed floorboards and part brick paver floor. There is a door to the rear garden, stairs rising to the first floor and doors leading to the adjoining rooms. A ground floor shower room with under floor heating comprises of shower cubicle, WC. and wash hand basin. The generous sitting room has a bay window to the front aspect, a red brick inglenook fireplace and a wood burning stove with wooden mantel over and extensive storage either side of the fireplace. The spacious kitchen/diner has slate flooring, exposed timbers and a second red brick inglenook fireplace, with original seating within the fireplace itself, with wooden mantel. Fitted with shaker style cabinets with oak work surface over,





stainless steel butler style sink incorporated and integrated appliances. There is a Brittonia stainless-steel double range cooker with a 6-burner hob, and an Italian designer extractor fan. An additional door leads out to the paved area of the rear garden making it an ideal space for entertaining. From the dining area a door leads to an internal hallway which has doors leading to the study / snug / music room, the cellar and to the utility / storage area which has ample space for an American-style fridge/freezer and utilities. The study has exposed floorboards and a decorative fireplace. Most walls on the lower level have a lime Venetian plaster finish. The cellar contains ample shelving for storage. From the utility area there is a door into a beamed barn which is currently used as a gym but can be used for a number of different uses and has a solid wood floor and insulated rear walls.

The first floor offers a generous principal bedroom which has bespoke fitted wardrobes with internal lighting, a decorative fireplace and wood panelling. There are two further generous double bedrooms (one with a further



decorative fireplace), bedroom four can be used as a double while the fifth bedroom is a good size room. The bathroom has a roll top bath, WC and wash basin. There is also a separate WC by the principal bedroom which could be converted into an ensuite, STPP. There is secondary double glazing at the front on the first floor. Access to the full-length loft space is from the landing.

Outside

To the front of the property is off road parking for two vehicles with a gate entrance leading through to the south-facing brick and flint walled rear garden which is laid to lawn with raised flowerbeds and many mature shrubs, which is enclosed and private. A brick pathway leads through to the cobbled courtyard, which has access to the second barn which is currently used for storage and is surrounded by the property and barns.

Services

Mains gas, electric and drainage are connected.

Local Authority

Uttlesford District Council

Council Tax

G









TOTAL: 2625 sq. ft, 243 m2

BELOW GROUND: 55 sq. ft, 5 m2, FLOOR 2: 1553 sq. ft, 144 m2, FLOOR 3: 1017 sq. ft, 94 m2
EXCLUDED AREAS: CELLAR: 160 sq. ft, 15 m2, PATIO: 495 sq. ft, 46 m2, PORCH: 126 sq. ft, 12 m2,
STORAGE: 125 sq. ft, 12 m2, FIREPLACE: 6 sq. ft, 0 m2, LOW CEILING: 9 sq. ft, 1 m2



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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