



Leylands, Cornells Lane
CB11 3SP



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Leylands

Cornells Lane | Widdington | CB11 3SP

Guide Price £1,475,000

- A substantial six-bedroom, three-bathroom detached residence
- Well-maintained throughout with versatile accommodation extending to 3800sqft
- Heated outdoor swimming pool and entertaining area
- Offered with no upward chain
- Attractive plot just under an acre with summer house, workshop, garaging and ample off road parking
- Idyllic village location within walking distance of amenities
- EPC: D
- Council Tax Band: G

The Property

A wonderful and rarely available six-bedroom, three-bathroom family home, which sits in beautiful south facing grounds of around an acre incorporating a heated swimming pool, large outdoor entertaining area, various buildings and is offered with no upward chain.

The Setting

Widdington is set amongst attractive undulating countryside, yet only two miles from the village of Newport, which has a good range of shops and a mainline station providing a regular service to London's Liverpool Street Station. Audley End mainline station (Liverpool Street within 51 minutes) is just over 4 miles away. The market town of Saffron Walden is within 6 miles, with a thriving twice weekly market, excellent range of shops, leisure facilities, coffee bars and restaurants. Widdington is in the catchment area for the highly renowned Joyce Frankland Academy (formerly Newport Free Grammar School). For more extensive shopping facilities, Bishop's Stortford with a mainline station is within 8 miles. Cambridge is within 19 miles to the north (16 minutes by train from Audley End). Access to the M11 south (9 miles) is at junction 8, Bishop's Stortford, or going north, junction 10 at Duxford for the M11/A11.

The Accommodation

In detail the property comprises a spacious entrance hall with original wood flooring, cloakroom comprising W.C and wash hand basin, stairs rising to the first floor, doors to the adjoining rooms and rear terrace. The dining room sits to the left featuring a large open fireplace and a bay window, allowing plenty of natural light and opens through into the generous drawing room. An impressive room providing an ideal place to retire with guests after dinner. During the summer months, double doors at the rear of the drawing room can be opened into the conservatory, with large doors that open onto the rear terrace.





Back into the main hallway, across the hall from the dining room is the dual aspect sitting room with a wood burning stove and built-in shelving and cupboard space. The wonderful kitchen has been renovated and modernised by the current owners with a matching range of eye and base level units with worksurface over and sink unit incorporated. The kitchen includes an electric Everhot Cooking range together with an additional electric oven and induction hob, an integrated dishwasher, fridge/freezer, and pull-out larder cupboard. A dual aspect utility room has a matching range of eye and base level units with space and plumbing for appliances and door to the side garden.

The ground floor is completed by a large study, where both of the current owners are able to work. The study includes a large built-in cupboard and a door to the side conservatory, it also includes a wrought-iron spiral staircase that leads to the first floor, just outside one of the property's larger bedrooms and a bathroom. The layout provides an opportunity to create an annexe within the property, with the large study being transformed into a living space and the stairs leading to the bedroom and bathroom above, a layout that could be ideal for teenagers, extended family members or for possibly creating an avenue for a supplementary income, subject to any necessary planning requirements.



The spacious first floor landing benefits from two built in storage cupboards, multiple windows to rear aspect and doors to the adjoining rooms. The principal dual aspect bedroom includes a dressing area and a large en-suite bathroom that comprises a four piece suite with a separate shower and bath. Bedrooms two and three and comfortable dual aspect double rooms with built in storage. The fourth double bedroom has windows to side and rear aspect and bedroom five is a double room with window to front aspect and built in storage. The sixth bedroom is a good size with window to side aspect.

The two family bathrooms have been updated by the current owners to offer modern suites.

Outside

The house sits on an attractive plot extending to approximately one acre, with the majority of the gardens laid to lawn located to the side and rear. To the front is a generous shingled driveway providing ample off-road parking as well as a large car port with an attached workshop and detached garage. Both benefiting from light and power with the potential to provide additional living space, such as an annexe, gym, studio, or separate home office should it be required, subject to the necessary consents. Within the garage is an electronic vehicle charging point.

Immediately to the side and rear of the house is a large, shingled terrace area, ideal for outdoor entertaining and al-fresco dining. To one side is the heated swimming pool. In addition, a large pergola that is covered in flowering vines such as wisteria and roses leads to the small orchard where the current owners harvest fruit from a variety of apple trees, pear trees, and a plum tree. Located at the end of the pergola is a small summer house.

An array of established trees to the rear provides complete privacy and seclusion. To the very rear of the garden in a wooded area with gated access that opens to woodland and meadows at the rear of the house, and therefore gives direct access to a range of possible footpaths and routes for walking and exploring the nearby stream that feeds into the River Cam.

Services

Mains electric, water and drainage are connected. Air source heat pump, solar panels generating income and car charging point. Ultrafast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Construction – To be confirmed

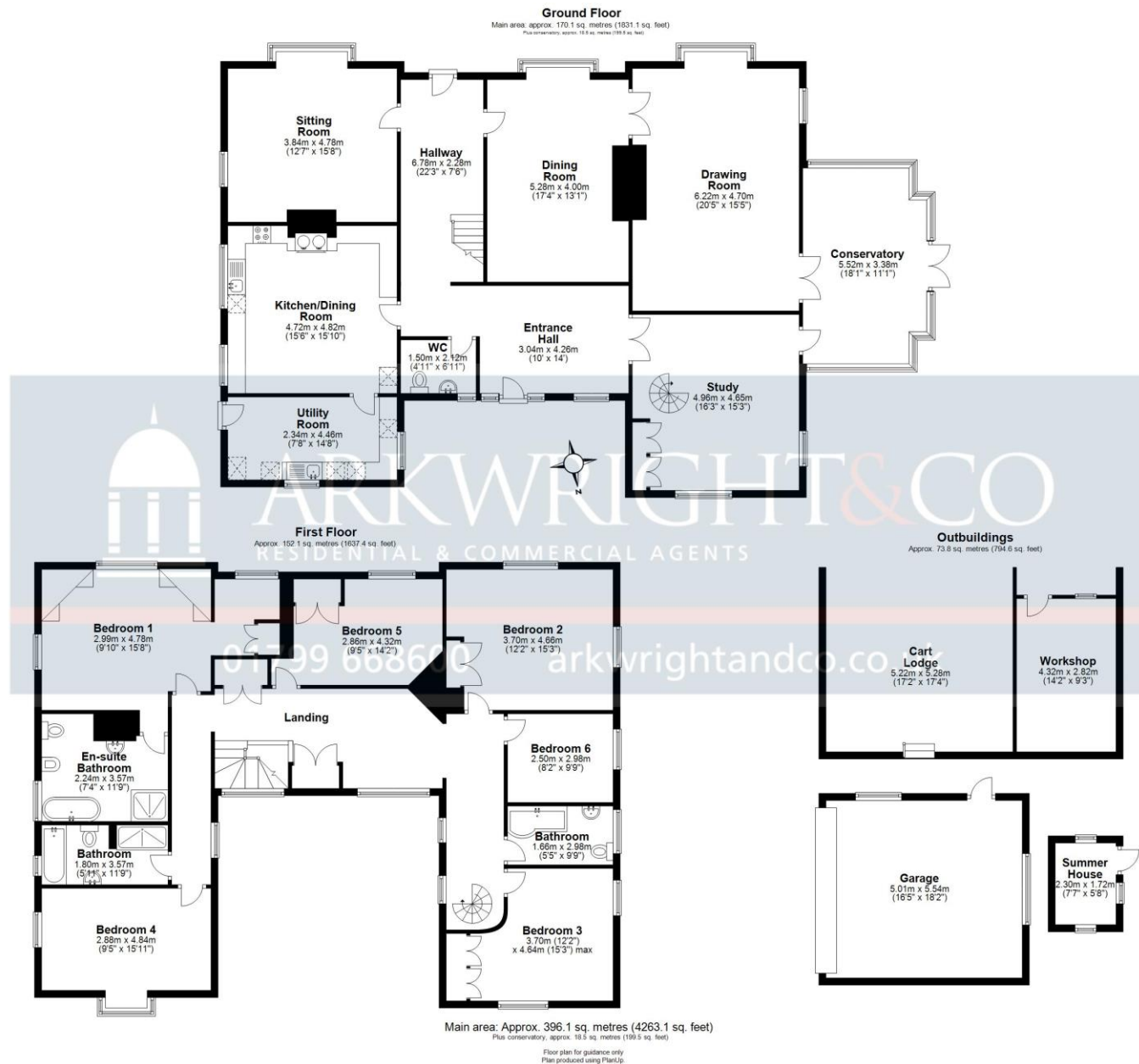
Local Authority – Uttlesford District Council

Council Tax - G









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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