



A GRADE II LISTED COTTAGE IN THIS MUCH SOUGHT AFTER VILLAGE

CHAPEL COTTAGE
CRAWLEY END, CHRISHALL SG8 8QJ

Freehold

savills

A REED THATCH GRADE II LISTED COTTAGE IN THE HEART OF THIS MUCH SOUGHT AFTER NORTH ESSEX VILLAGE WITH FOUR BEDROOMS

CHAPEL COTTAGE CRAWLEY END, CHRISHALL
SG8 8QJ

Freehold

◆ EPC rating = E

Situation

• Chrishall is a delightful hamlet some 12 miles south of Cambridge – the principal city of East Anglia – which is famed for its beautiful colleges and is the hub of the UK's technology industry. The city provides an extensive range of excellent shopping, recreational, cultural and business facilities together with some of the finest schools in the country. The leading scientific centres including Addenbrookes Biomedical Campus, The Babraham Institute, Granta Park and the Genome Campus at Hinxton all are located to the south of the city so are easily accessible from the property.

• Pre-school and primary schooling is available in the village with secondary schooling in Melbourn along with independent schools for all age groups in Cambridge.

• The picturesque, medieval market town of Saffron Walden (12 miles) provides an excellent range of day to day shopping facilities including a Waitrose Supermarket and Saffron Hall - an award-winning, 740 seat performance space/concert hall within the grounds of Saffron Walden County High School.

• The property is very well located for access to both Cambridge and London – Royston is 7 miles to the south west offering frequent trains to London Kings Cross from 38 minutes. Whittlesford Parkway is 5 miles to the east and has regular trains to London Liverpool Street from 60 minutes. Junction 10 of the M11 is about 3 miles away and provides excellent road links to Stansted Airport (22 miles) and the M25.

Description

Chapel Cottage is a Grade II listed 17th century timber framed and reed thatched cottage which sits in the middle of this attractive North Essex village between Cambridge and Saffron Walden. The house also benefits from invoked planning permission for a single storey extension to the rear of the kitchen, a double storey extension off the main house, increasing the size of the upstairs bedroom and enlargement of the lobby area.

The property which is approached from a cobbled parking area for two cars can be entered through a split door towards the front of the house or through a glazed door along a shingle path. This is the entrance most used by the current owners which leads into a small hall with the kitchen to the left. This is a



surprising spacious room with ample room for a kitchen breakfast table and views and access over the rear garden. On a warm day the door can be left open for dogs, cats and children to run in and out. There a good range of floor and wall mounted modern shaker style kitchen units with wide wooden work surfaces with inset induction hob and oven below, space for a large American style fridge and a Belfast sink overlooking the rear garden. To the left of this room, back towards the front of this house is pretty triple aspect room which is used as a playroom by the current owners but which could have multiple uses. Upstairs there is a further study area and a large bedroom beyond. The aforementioned area has planning to convert the space into a bathroom.

To the other side of the hall is a large utility room with more storage and plumbing for a washing machine and dishwasher. There is a study area beyond with a feature (non working) Victorian fireplace with surround. A step down flows through to the dining room and reception room with woodburner set in a large inglenook fireplace. A large cloakroom next to the other entrance and WC complete the downstairs accommodation.

Upstairs there are three bedrooms including the master with a large dressing room or nursery and a family bathroom with freestanding wrought iron bath and separate shower.

Outside there is a cobbled terrace which leads to a mainly lawned garden with a number of mature shrubs and specimen trees. The property enjoys open views over paddocks at the rear and has a useful shed.

Tenure:

Freehold

Local Authority:

Uttlesford District Council

Outgoings:

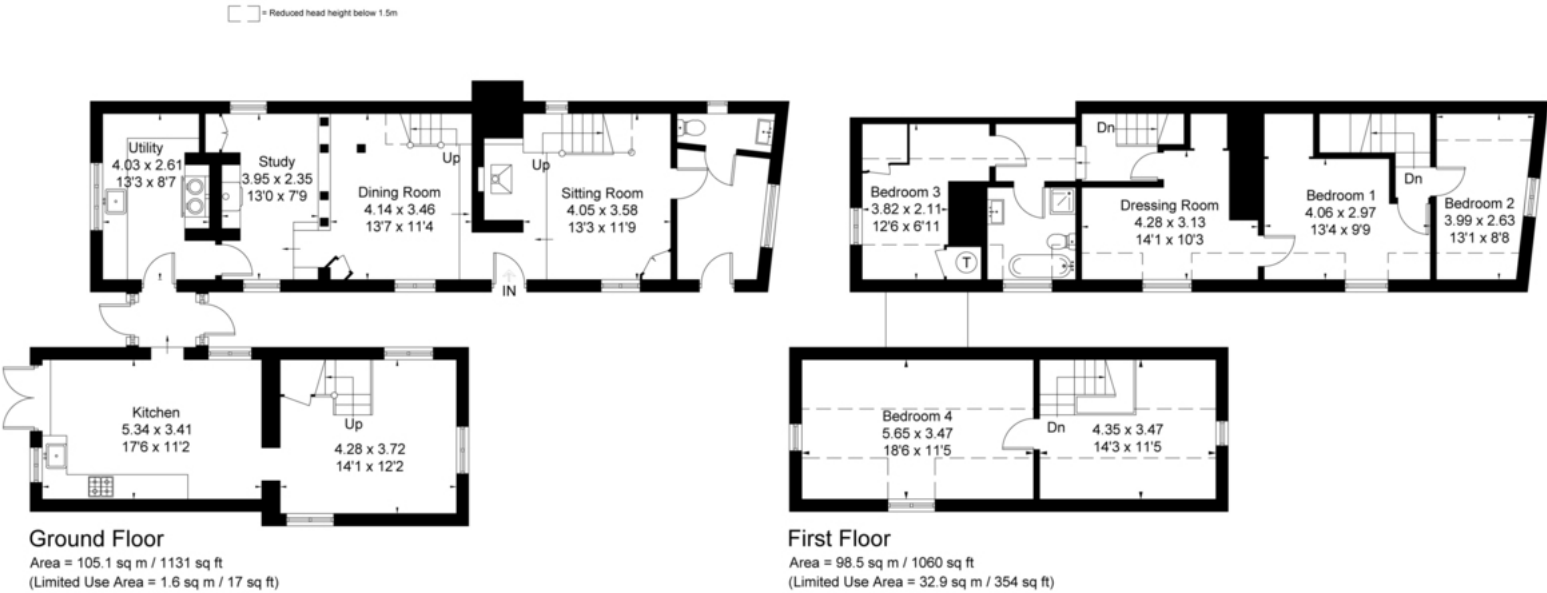
Council Tax: Band D

Viewing:

Strictly by appointment with Savills



Approximate Area = 203.6 sq m / 2191 sq ft
Including Limited Use Area (34.5 sq m / 371 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		