



Orchard Cottages, High Wych Lane | High Wych | Sawbridgeworth | CM21 0JJ

Offers In Excess Of £625,000



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| High Wych
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A HIGHLY IMPRESSIVE, EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED COTTAGE STYLE HOUSE offering large private driveway and garage to front. The ground floor comprises of a large entrance hall leading to a bright and airy lounge with access into a stunning dining room with views over the private rear garden and featuring exposed beams above. The high specification kitchen offers a range of wall and base units as well as integrated appliances and further entertaining space. Further benefits include, a highly useful study and a ground floor shower room. The first offers offers four generously sized double bedroom with the main bedroom offering en-suite shower and large fitted wardrobes. The family bathroom suite is fully tiled and benefits from shower over bath. The large rear garden benefits from both a large patio offering ample seating/entertaining space with large lawn. Viewings highly advised.

- Four Good Sized Bedrooms
- Semi-Detached Cottage Style Home
- Large Private Driveway & Garage
- Ground Floor Extension
- Council Tax Band: D
- EPC Rating: C

Front

Large private driveway to front for several cars. Single garage to front.

Entrance Hall

6'04 x 15'03 (1.93m x 4.65m)

UPVC double glazed front door and window to front. Large "L" shaped entrance hall with internal doors to shower room, study and lounge. Radiator to wall and stairs to first floor.

Lounge

10'06 x 16'02 (3.20m x 4.93m)

Bright and airy lounge offering feature fireplace with wooden surround, radiator to wall and internal double doors leading to dining area. UPVC double glazed window to front and internal door leading to entrance hall.





Dining Room

17'00 x 10'08 (5.18m x 3.25m)

A highly impressive dining room with ample entertaining/dining space with UPVC double glazed windows and doors providing both access to the Garden and plenty of natural light. Characterful beams above, radiator to wall and internal access to kitchen and separate internal double doors leading to lounge.

Kitchen

15'01 x 14'01 (4.60m x 4.29m)

A modern fitted kitchen benefitting from both a range of wall and base units and integrated appliances. The integrated appliances include, double oven and induction hob with extractor fan above as well as an integrated dishwasher. Space for freestanding fridge freezer. Further features include butler style sink, boiling water tap and UPVC double glazed window overlooking the rear Garden. Ample dining/entertaining space.

Internal door leading to single Garage.

Study

7'03 x 7'10 (2.21m x 2.39m)

A highly useful ground floor study room offering the perfect "work from home" space or playroom.

Ground Floor Shower Room

4'07 x 6'05 (1.40m x 1.96m)

Paneled ground floor shower room benefitting from large walk-in shower with thermostatic control, white vanity sink and white toilet. UPVC double glazed window to front and radiator to wall.

Landing

Large, spacious landing with UPVC double glazed window and radiator to wall. Highly useful storage cupboards.

Bedroom One

13'00 x 13'08 (3.96m x 4.17m)

Large double bedroom with UPVC double glazed window to rear, radiator to wall and floor to ceiling fitted wardrobes providing ample storage. Internal door to en-suite shower room.

En-Suite

3'02 x 6'04 (0.97m x 1.93m)

Large shower with thermostatic control and white vanity sink.

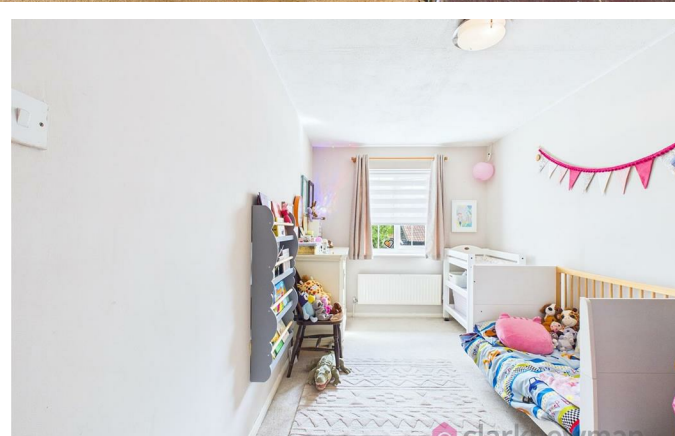
Bedroom Two

11'09 x 11'01 (3.58m x 3.38m)

Large double bedroom with UPVC double glazed window to front, radiator to wall and a further two, very useful storage cupboards.



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Bedroom Three

10'04 x 9'05 (3.15m x 2.87m)

Double bedroom with UPVC double glazed window to front, radiator to wall and further space for furnishings.

Bedroom Four

8'01 x 15'11 (2.46m x 4.85m)

Double bedroom with UPVC double glazed window to front, radiator to wall and further space for furnishings.

Bathroom

7'05 x 5'05 (2.26m x 1.65m)

Luxury fitted, fully tiled bathroom suite offering shower over bath, white toilet and vanity sink. Heated towel rail, extractor fan and UPVC double glazed window to rear.

Garden

Large private rear Garden offering ample entertaining/dining space with raised patio providing steps down to a large lawn area with plenty of space for seating/areas to enjoy. Wooden shed to rear. Side access to front/driveway.

Garage

8'01 x 15'02 (2.46m x 4.62m)

Single Garage. Lighting and power. Exterior door leading to front driveway.

Local Area

High Wych is a charming and friendly village offering a fantastic range of local amenities, including a traditional pub, Manor of Grove Golf Course and Health Club, Post Office stores, and the popular Indian restaurant Chandini. The highly regarded CE Primary School is only a five-minute walk away, and High Wych is within the catchment area of two outstanding primary schools in Sawbridgeworth.

Surrounded by beautiful countryside and scenic walking routes, yet moments from everyday conveniences, this home perfectly captures the essence of village living with a modern twist-an outstanding opportunity for families seeking space, comfort, and community.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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