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## Beech House, Middle Street, Clavering, Saffron Walden, CB11 4QL

Beech House is an impressive, brand new detached family home set in an elevated position on a lane within this sought-after village. The property enjoys versatile accommodation over three floors, together with a detached double garage and south-facing garden.

**Guide Price £695,000**

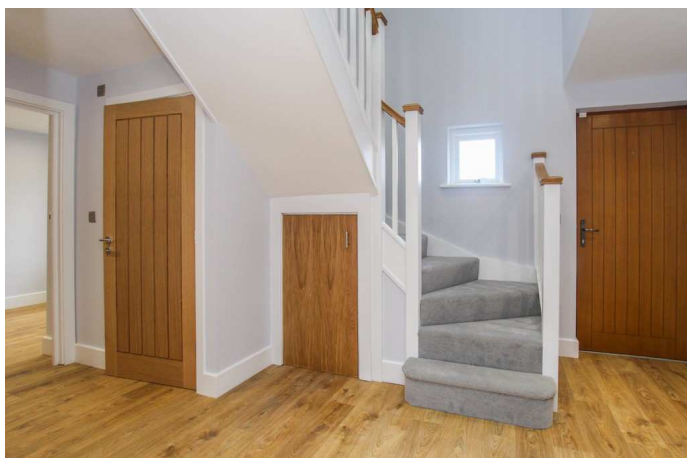
- Sitting room with log burner
- Well-appointed kitchen/dining room
- Five bedrooms
- Two en suites and family bathroom
- South-facing garden
- Double garage
- 10 Year build guarantee

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

#### ACCOMMODATION with approximate room sizes.

##### BEECH HOUSE

Beech House is an individual, family house constructed with attention to detail throughout, incorporating security alarm system, highly efficient central heating using air-source heat pump, zoned



underfloor heating to the ground floor, contemporary high-efficiency radiators to the first and second floors, integrated appliances in the kitchen and contemporary bath/shower room suites throughout.

Accommodation comprises:

##### GROUND FLOOR

###### ENTRANCE HALL

A spacious entrance hall with staircase rising to the first floor and window to the front aspect.

###### KITCHEN/DINING ROOM

18' 5" x 15' 8" (5.61m x 4.78m) Comprising a range of handle-less base and eye level units with stone worktop space over, sink unit, induction hob with extractor hood over, integrated appliances including oven, combination microwave, plate warmer, fridge freezer, wine cooler and dishwasher. Window to the rear aspect and a set of bi-folding doors providing access and views to the terrace and garden.

###### UTILITY ROOM

9' 7" x 5' 9" (2.92m x 1.75m) Comprising base unit with space for washing machine and tumble dryer with worktop space above, sink unit and pressurised hot water cylinder. Window to the front aspect and glazed door providing access to the outside space.

###### SITTING ROOM

16' 1" x 12' (4.9m x 3.66m) Bi-folding glazed doors providing access and views to the terrace and garden and window to the side aspect. Fireplace with log burning stove and slate hearth.

###### STUDY

8' 3" x 8' 2" (2.51m x 2.49m) Window to the front aspect.

###### CLOAKROOM

Contemporary suite comprising wall hung low level WC with hidden cistern, wash basin and tiling. Window to the front aspect.



## FIRST FLOOR

### GALLERIED LANDING

Overlooking the entrance hall, with skylight window and staircase rising to the second floor with understairs storage cupboard.

### BEDROOM 1

13' 8" x 11' (4.17m x 3.35m) max. A dual aspect room with window to the rear aspect overlooking the garden and Velux skylight. Door to:

### EN SUITE

Suite comprising shower enclosure, wall hung low level WC with hidden cistern and wash basin. Tiled walls and flooring and Velux skylight.

### BEDROOM 2

11' 1" x 9' 8" (3.38m x 2.95m) Wide window to the rear aspect overlooking the garden.





#### BEDROOM 3

10' 9" x 9' 5" (3.28m x 2.87m) Window to the rear aspect overlooking the garden.

#### BEDROOM 4

9' 8" x 9' 5" (2.95m x 2.87m) Window to the front aspect overlooking the driveway and surrounding countryside.

#### BATHROOM

Contemporary suite comprising panelled bath, wall hung low level WC with hidden cistern and wash basin. Tiled walls and flooring and window overlooking the countryside.

#### SECOND FLOOR

##### LANDING

Recess storage area.



## BEDROOM 5

12' 3" x 10' 8" (3.73m x 3.25m) max. A dual aspect room with window to the side aspect and Velux window to the rear.

## EN SUITE

Suite comprising shower enclosure, wall hung low level WC with hidden cistern and wash basin. Tiled walls and flooring.

## OUTSIDE

The property is set in an attractive, tucked-away position within the village, elevated from the lane. To the front of the property is an extensive driveway providing ample off-street parking and a detached double garage. There is side access to the rear garden. Adjoining the rear of the property is an extensive paved terrace which is ideal for al fresco entertaining, in turn leading to a lawned garden with close board fencing and mature laurel hedge providing a good





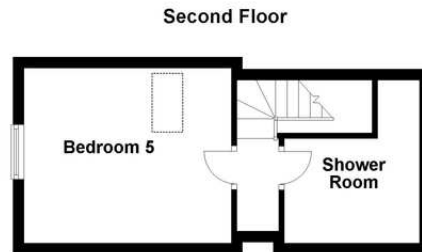
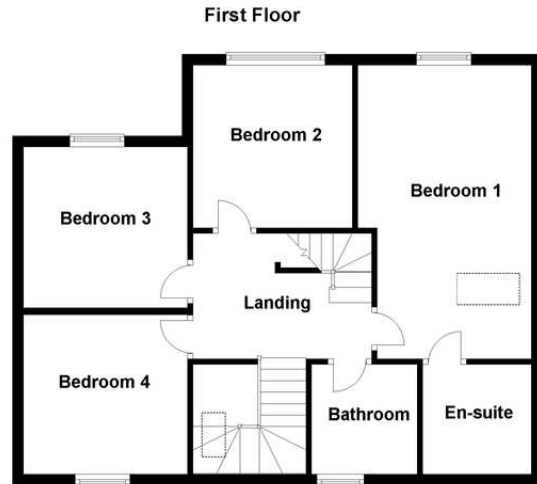
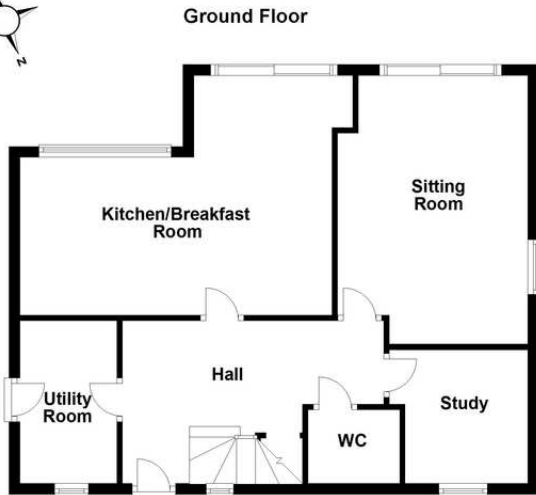


degree of privacy. The garden enjoys a southerly aspect.

#### VIEWINGS

Strictly by appointment with the Agents.

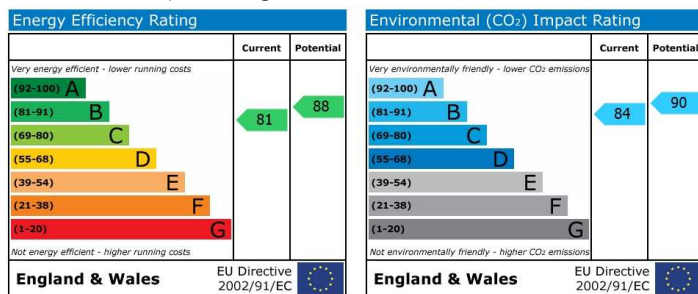




Note: Not to scale –  
For guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



### Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.