



Coopers End Duddenhoe End, Saffron Walden, CB11

Guide price £1,100,000



# Coopers End Duddenhoe End

Saffron Walden, CB11 4UX

- A 2589 sq.ft. 4 bedroom detached house
- Quiet countryside setting
- 2 double garages and workshop
- 2.38 acres of beautiful grounds
- Extensive and versatile accommodation
- 3.02 acres of woodland available separately

Coopers End is located in a quiet position on the outskirts of this small village. Well-screened from the lane behind high, well-maintained hedges, the house is approached via a long sweeping in/out gravel driveway with both entrances secured by 5 bar gates. At the front boundary, there is a detached timber double garage and adjoining workshop and a further double garage adjoins the house.

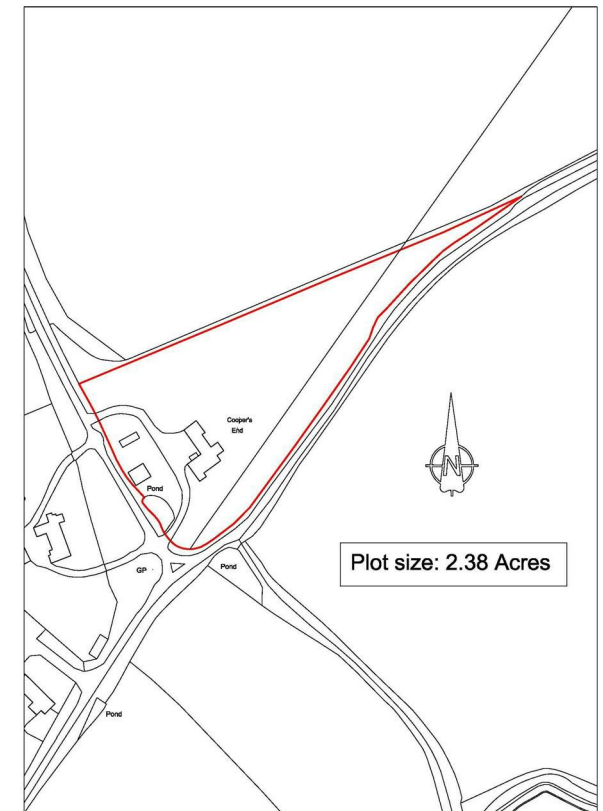
The accommodation is well maintained but does need some updating. On the ground floor, there are 4 reception areas including a lovely sitting room with 4 aspects and a large fireplace, a dining room, snug, and a study. The kitchen is a good size and is well fitted and there is also a utility room with access to the garage. Upstairs there are 4 bedrooms, all with fitted wardrobes, the main bedroom has an en-suite bathroom, and there is also a family bathroom. There is double glazing, central heating, a burglar alarm, and a water softener.

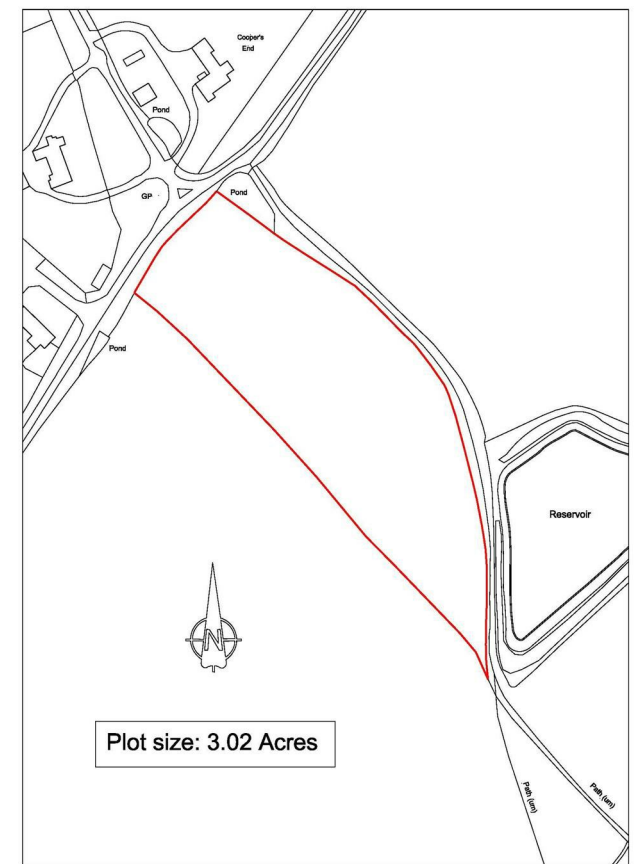
The extensive grounds create a parkland feel and completely surround the house providing privacy and a sense of seclusion. Extending to around 2.38 acres they really are one of the finest features of the house and something not easily found on the market. There are a wide variety of mature trees and shrubs, a large terrace, and wonderfully groomed lawns.

There is a parcel of woodland opposite the house, it is approximately 3.02 acres and may be available separately on a long lease. Further details are available on request.

#### Services

Manis water, and electricity are connected, drainage is via a septic tank and the central heating is oil-fired.





## Directions

Duddenhoe End is situated between Royston and Saffron Walden, approximately 6 miles away, offering a good range of amenities and facilities. For commuters, there is a mainline station at Audley End for trains into London Liverpool Street and Cambridge. There is also good access to the M11, giving road links into London and Cambridge, whilst London Stansted Airport is approximately 15 miles away. SAT NAV: CB11 4UX [///useful.pelt.beast](http://useful.pelt.beast)





## Floor Plans



Total area: approx. 240.4 sq. metres (2587.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

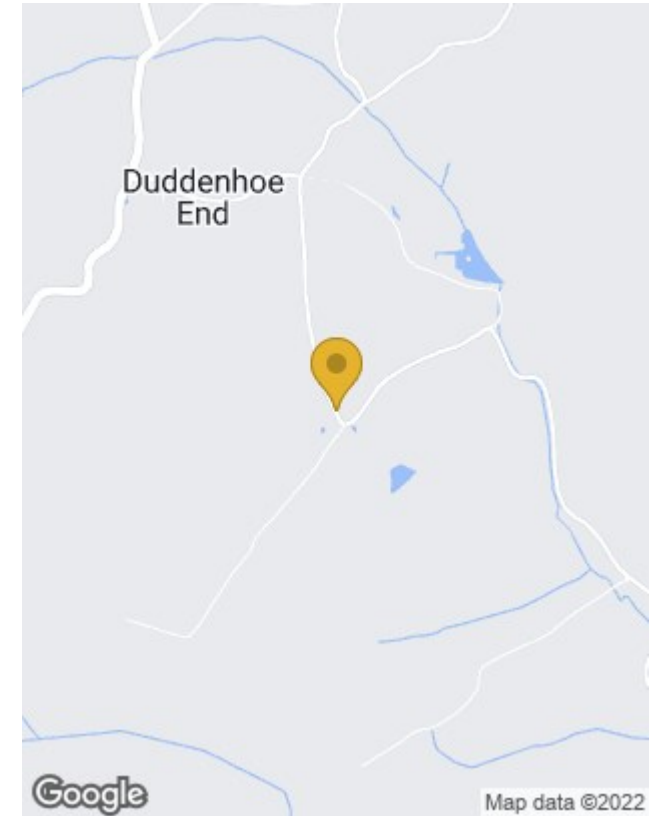
## Viewing

Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

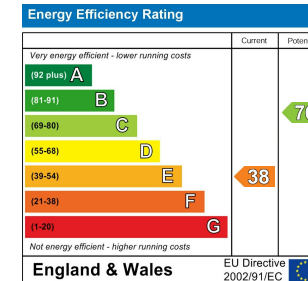
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph



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