

Established 1986

Independent Estate Agents and Valuers



**Tilba Cottage, 2 Bonnetting Lane, Berden, Bishop's Stortford, Herts,
CM23 1AG
£275,000**

A truly superb two double bedroom period cottage, being one of only four, which are located towards the end of a quiet country lane on the outskirts of this popular Essex village.

The accommodation is immaculately maintained and has a number of interesting features including a wealth of exposed beams and red brick chimney breasts.

The tastefully decorated property has some double glazing and a solid fuel central heating system which is fired by a multi-fuel burner located in the sitting room. The very spacious but cosy living rooms are divided by open studwork and the Shaker style kitchen has room for a breakfast table, if required. Both of the double bedrooms enjoy excellent views and there is a good sized first floor bathroom.

Another fine feature of this property is the rear garden which extends to about 130' and backs onto paddocks. There is a paved patio area, extensive lawn, a large shed/summer house, numerous mature shrubs and trees.

There is parking for two cars in a bay just to the side of the cottages. The view to the front is over miles of open farmland and to the rear, over the garden and the paddocks beyond.

Berden is located just under seven miles north of Bishop's Stortford. There is a small but thriving community with regular social and fund raising activities centred around the church and the village hall. The nearby towns and villages of Clavering, Manuden, Stansted, Newport and Saffron Walden offer an extensive range of shopping, schooling and recreational facilities. EPC Band E.

FRONT DOOR TO

ENTRANCE PORCH

Glazed panel door to

SITTING ROOM

13'0" x 15'7" into bay (3.96 x 4.75 into bay)

A most charming reception room which has a wealth of exposed ceiling timbers and studwork. The room features a red brick fireplace with a multi-fuel burner that runs the central heating system.

Wall light point. TV and Sky satellite points. Telephone point. Bay recess with double glazed multi-paned window.



DINING ROOM

10'1" x 7'8" plus stairs (3.07 x 2.34 plus stairs)

More exposed ceiling timbers and studwork. Recess with stairs to the first floor. Understairs storage cupboard. Wall light point. Radiator. Glazed panel door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

12'11" x 10'1" (3.94 x 3.07)

Fitted with an extensive range of Shaker style units and marble effect work surfaces with built-in oven, electric hob and cooker extractor hood.

Single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Plumbing for washing machine. Space for table. Space for upright fridge/freezer. Two double eye level wall cupboards. Wine rack. Multi-paned window and door to the rear garden.



FIRST FLOOR LANDING

Built-in airing cupboard housing hot water cylinder with immersion heater fitted. Exposed timbers. Velux skylight window.

BEDROOM ONE

12'9" x 11'5" (3.89 x 3.48)

Exposed brickwork and ceiling timbers. Double glazed window with views over farmland to the front. TV point. Range of built-in wardrobe cupboards.



BEDROOM TWO

13'8" x 9'4" (4.17 x 2.84)

Radiator. Hatch to loft space. Double glazed window with view over the rear garden.



BATHROOM

Pedestal wash basin with mixer tap and tiled splashback. Low level WC. Panel bath with mixer tap, shower attachment and fully tiled splash surround. Radiator. Extractor fan. Velux skylight window.



REAR GARDEN

The rear garden extends to approximately 130' in length, widening towards the rear of the plot and backing onto paddocks.

Paved patio area. Outside tap. Large lawn area with stepping stone pathway. 6' fencing and hedges to both sides. Ranch style fencing to the rear. Wooden shed/summer house. Various mature trees including two silver birches and an apple tree. Side pedestrian access via adjacent cottages.



VIEW TO REAR



REAR VIEW OF PROPERTY



FRONT GARDEN

An open aspect garden with a small lawn area.

RURAL VIEW TO THE FRONT

The property looks out over fields to the front and, a few yards away, at the end of the lane are several footpaths and bridleways.



PARKING ARRANGEMENTS

Alongside the end cottage is a parking area where there is off-road parking for two cars.

DRAINAGE SYSTEM

The property is on a private drainage system which is located in the rear garden of the adjacent property. The cost of clearing and repair is shared with the other three cottages in the lane.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

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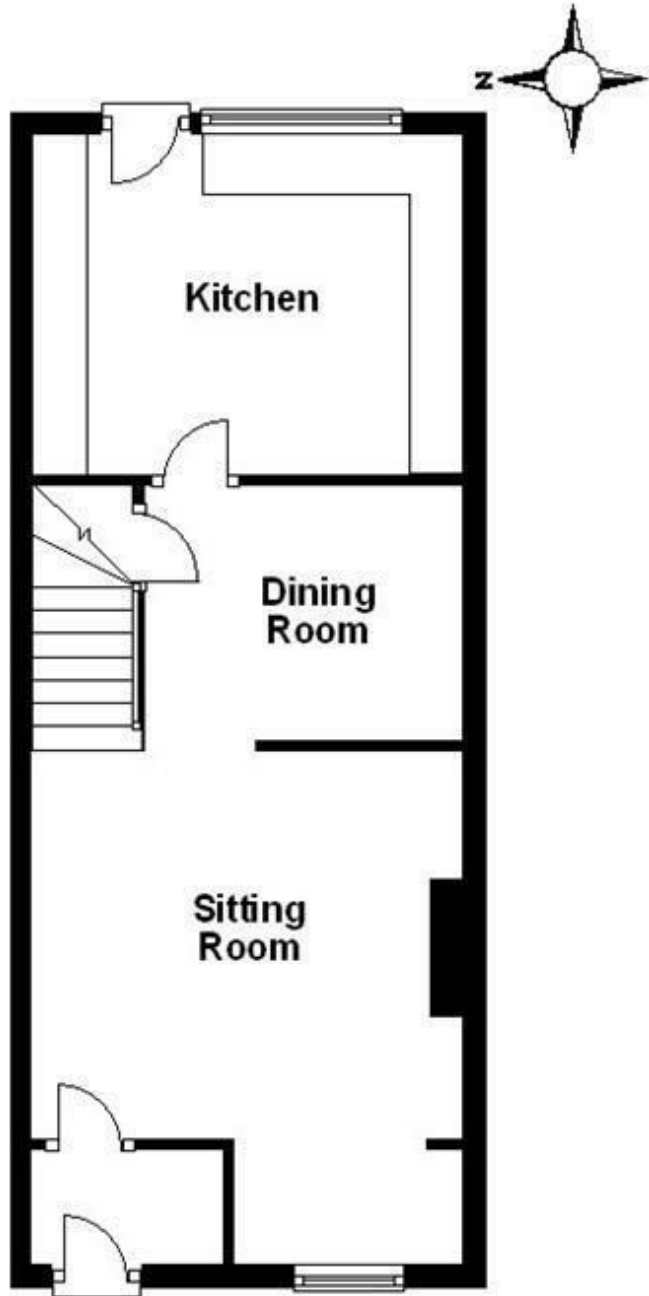
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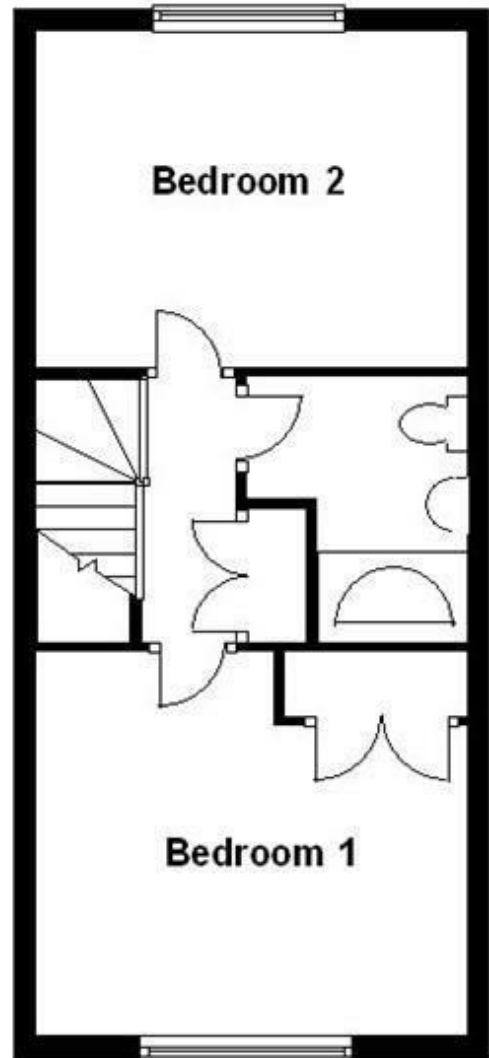
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Tilba Cottage Berden

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 800 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE
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