



# Magnolia Cottage

Carmel Street, Great Chesterford, Saffron Walden





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**Magnolia Cottage** is a charming semi-detached period home tucked away in the heart of **Great Chesterford**, one of North Essex's most desirable villages. Set on a generous and beautifully landscaped plot, this character-filled home blends timeless features with modern flexibility – ideal for families, professionals, or downsizers seeking space and charm in equal measure.

Approached via a private driveway, the property opens into a delightful walled garden and leads to a **detached double garage** with an adjoining **studio and shower room**, perfect as a home office or guest suite. At the far end of the garden, a contemporary **garden room with bi-fold doors** offers additional space for work or relaxation, all set within a secluded, mature lawned garden with trees, patio areas, and plenty of space for entertaining.

Internally, the home is rich in character. A welcoming entrance hall leads into a beautifully beamed **living room** with exposed timbers and an open brick fireplace. The heart of the home is the spacious **kitchen/dining room**, with shaker-style cabinetry and a Rayburn range. French doors open directly to the terrace, making it ideal for summer dining. A separate **study/snug**, utility room, and downstairs **shower room** complete the ground floor.

Upstairs, the **main bedroom** offers extensive built-in storage and a peaceful outlook over Carmel Street. Two further **double bedrooms**, a smartly finished **family bathroom**, and a versatile **study/nursery** off of the master bedroom complete the first floor. All rooms are light-filled and tastefully decorated, preserving the home's period soul while offering practical modern living.

The cottage is just a **short walk from the village primary school and mainline train station**, with fast and convenient links to **London and Cambridge**, making this an exceptional opportunity to enjoy village life without compromising on connectivity.



## Key Features:

- Semi-detached period cottage in the heart of Great Chesterford
- Spacious kitchen/dining room with Rayburn and French doors to garden
- Three double bedrooms plus study/nursery and two bathrooms
- Detached double garage with studio and separate garden room
- Generous, private plot with mature gardens and patio terraces
- Short walk to primary school and station with links to London & Cambridge

## Agents Notes:

Tenure: Freehold | EPC Band E

Uttlesford District Council - Tax Band F - 3,250.12 pa

All mains services are connected. The studio has its own septic tank.

2 Garden Cottage has the right of access to their parking area via gates off the driveway of Magnolia Cottage.

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

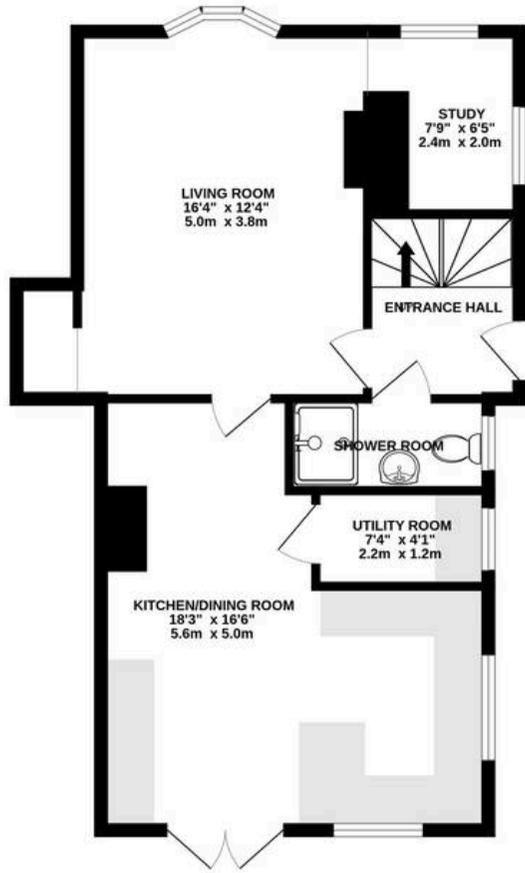
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

## Location:

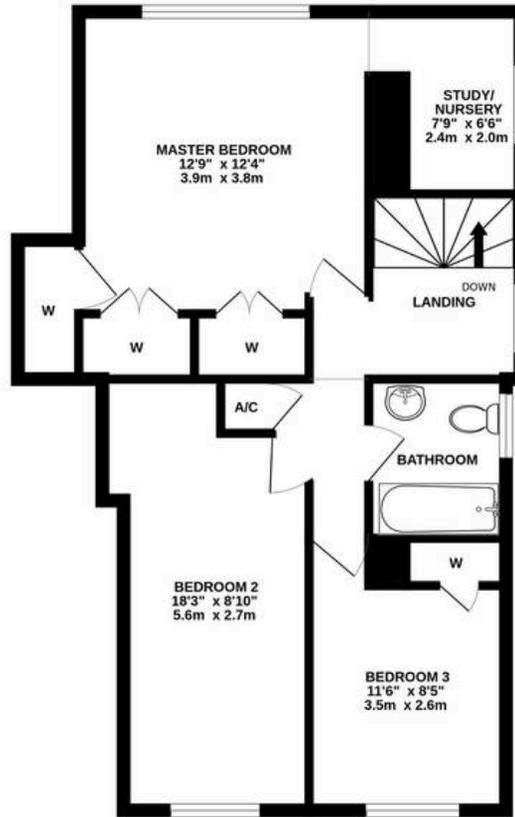
Great Chesterford is a historic village and civil parish in Uttlesford, Essex, England, which is located near the River Cam. The village features numerous listed buildings, a Congregational church, and a primary school. It is conveniently connected by the Great Chesterford railway station and the M11 motorway. The village maintains its rural charm while being in close proximity to larger towns such as Saffron Walden and Cambridge, providing a blend of historical appeal and modern conveniences.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



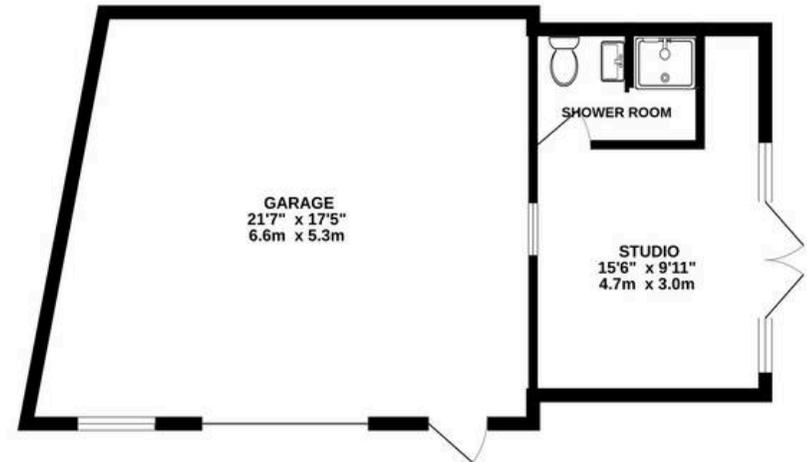
1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



GARDEN ROOM  
135 sq.ft. (12.6 sq.m.) approx.



GARAGE & STUDIO  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.