



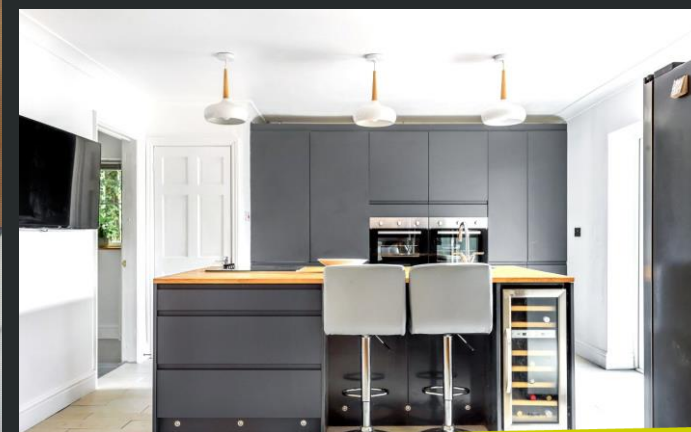
Sundial, Debden Green, Saffron Walden,  
CB11 3LX

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Offers over: £750,000  
Freehold



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Located on a quiet country lane with surrounding farmland views is this five-bedroom detached family home.

Internal accommodation comprises a welcoming entrance/dining hall, re-fitted kitchen with a utility room, reception room with doors leading to the rear garden, a re-fitted shower room plus three ground floor bedrooms, two with en-suites. On the first floor there is a good size landing leading to two further bedrooms with en-suite facilities.

Externally there is an in-and-out driveway to the front. The gardens are mainly set to the side of the property with a terrace offering countryside views to the rear.

EPC Band C. Council Tax Band F.



5 Bedroom Detached Property  
2 Reception Rooms  
Rural Location  
Carriage Driveway  
Secluded Rear Garden  
Views Over Open Countryside  
Versatile Accommodation  
Council Tax Band F  
EPC Band C

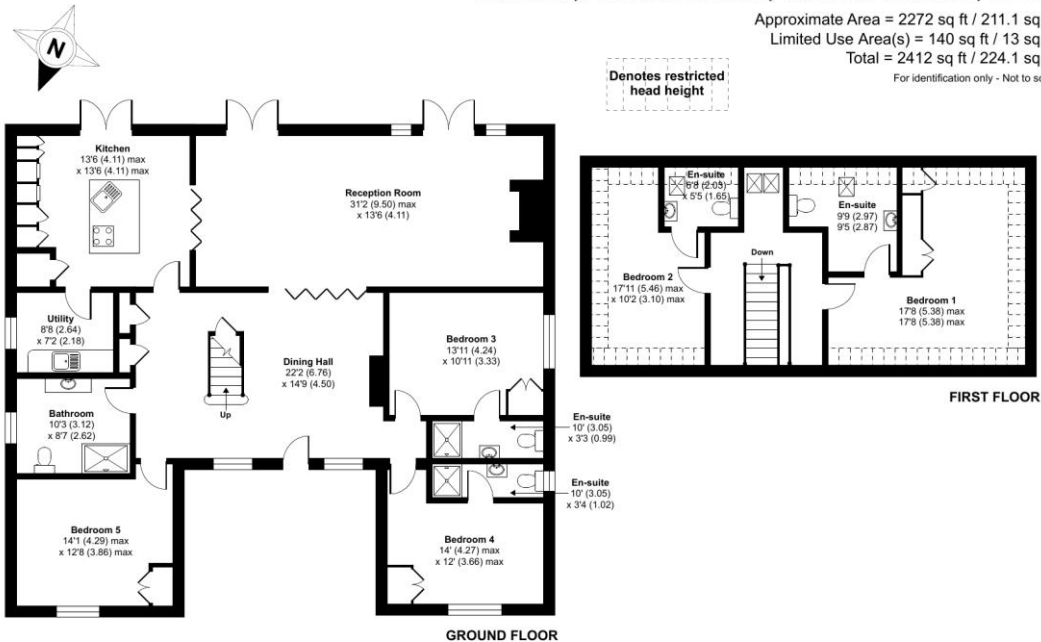
#### ADDITIONAL INFORMATION

Agent's Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

## Sundial, Debden Green, Saffron Walden, CB11

Approximate Area = 2272 sq ft / 211.1 sq m  
Limited Use Area(s) = 140 sq ft / 13 sq m  
Total = 2412 sq ft / 224.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2022. Produced for Intercountry Estate Agents. REF: 877694



- Reception Hall 22'2" x 14'9" (6.76m x 4.5m)
- Ensuite Cloakroom 8'4" x 4'10" (2.54m x 1.47m)
- Reception Room 31'2" x 13'6" (9.5m x 4.11m)
- Kitchen 13'6" x 13'6" (4.11m x 4.11m)
- Utility Room 8'8" x 7'2" (2.64m x 2.18m)
- Bedroom 14'1" x 12'8" (4.3m x 3.86m)
- Bathroom 10'3" x 8'7" (3.12m x 2.62m)
- Bedroom 13'11" x 10'11" (4.24m x 3.33m)
- En-Suite 10' x 3'3" (3.05m x 1m)
- Bedroom 14' x 12' (4.27m x 3.66m)
- En-Suite 10' x 3'4" (3.05m x 1.02m)
- Bedroom 17'8" x 17'8" (5.38m x 5.38m)
- En-Suite 9'9" x 9'5" (2.97m x 2.87m)
- Bedroom 17'11" x 10'2" (5.46m x 3.1m)
- En-Suite 6'8" x 5'5" (2.03m x 1.65m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

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