

Nunswood Cottage, Bowsers Lane, Little Walden,
CB10 1XQ

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Nunswood Cottage

Bowsers Lane | Little Walden | CB10 1XQ

Guide Price £400,000

- Three well-proportioned bedrooms, bright dual-aspect sitting room with a log-burning stove
- Central entrance hall, built-in storage, split shower room and separate WC
- Secluded rural plot surrounded by mature woodland and open countryside views
- Wrap-around lawned gardens, a double garage
- Established plot approaching 1 acre
- In need of modernisation

The Property

A delightfully positioned three-bedroom bungalow set within exceptional, private grounds with rolling countryside views.

Although in need of extensive refurbishment, the interior features a bright sitting room with a log burner, a dual-aspect kitchen/diner, three good-sized bedrooms, and a split shower room/WC. Outdoors, vast lawned gardens with a greenhouse wrap around the home, supported by ample driveway parking and a detached double garage.

The Setting

Situated in the highly regarded hamlet of Little Walden, Nunswood Cottage enjoys an idyllic semi-rural setting on Bowsers Lane, beautifully blending countryside tranquility with excellent accessibility to the historic market town of Saffron Walden just two miles away, which offers a comprehensive range of independent shops, eateries, and highly regarded schooling. Perfect for commuters, the property is incredibly well connected, sitting approximately four miles from Audley End mainline station, providing regular services to London Liverpool Street in under an hour and Cambridge in around fifteen minutes, whilst the nearby M11 access point ensures effortless travel to Stansted Airport and London.

The Accommodation

Upon entering the property, a welcoming central entrance hall sets an inviting tone, providing access to all principal living spaces, built-in storage options, and the main sleeping quarters.

Positioned to the front of the home, the dual-aspect sitting room serves as a bright and comfortable principal reception area. A generous picture window looks out across the front grounds, filling the room with abundant natural light, while a second side window adds to the airy atmosphere. At the heart of the room rests a charming, recessed log-burning stove set within a simple fireplace opening, creating a cosy focal point perfect for cooler months.

Adjacent to the sitting room lies the dual-aspect kitchen and dining room, offering a functional layout with ample scope for modern updates. The kitchen is fitted with a range of wall and base units incorporating a stainless-steel sink with













drainer, space and plumbing for a washing machine, and practical worktops extending into a convenient wall-mounted breakfast bar. A large window overlooks the garden, while useful built-in pantry and storage cupboards sit quietly off the main space.

The sleeping accommodation is neatly grouped to the opposite side of the hallway, comprising three well-proportioned bedrooms. The principal bedroom sits quietly at the far rear of the property, offering a peaceful retreat with generous proportions. Bedroom two is another good-sized double room positioned to the front aspect, whilst bedroom three overlooks the rear, providing a versatile space ideal for a home office, nursery, or single bedroom.

Completing the interior, the shower room and cloakroom are cleverly split for practicality. The separate shower room features a walk-in shower enclosure with modern shower fittings and a wash hand basin, while an adjacent separate cloakroom houses the WC. Useful built-in linen and coat storage cupboards are situated along the hallway, further enhancing the day-to-day functionality of this well-balanced bungalow.

Outside

Set within an exceptional, secluded plot enveloped by mature trees and countryside views, the bungalow is approached via a private driveway providing ample parking and leading to a substantial detached double garage. Wrapping around the residence, the vast lawned gardens feature a variety of specimen trees, established hedgerows, a glazed entrance porch, and useful outbuildings including a greenhouse, offering a delightfully tranquil setting with immense potential for outdoor living and gardening enthusiasts alike.

Services

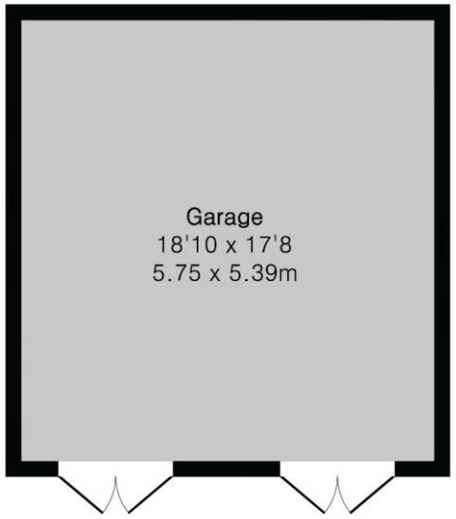
Mains electric, private drainage via a septic tank, water is connected via a neighbouring property which is not currently metered. LPG heating, Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold
Property Type – Detached
Property Construction – Timber Framed
Local Authority – Uttlesford District Council
Council Tax– E

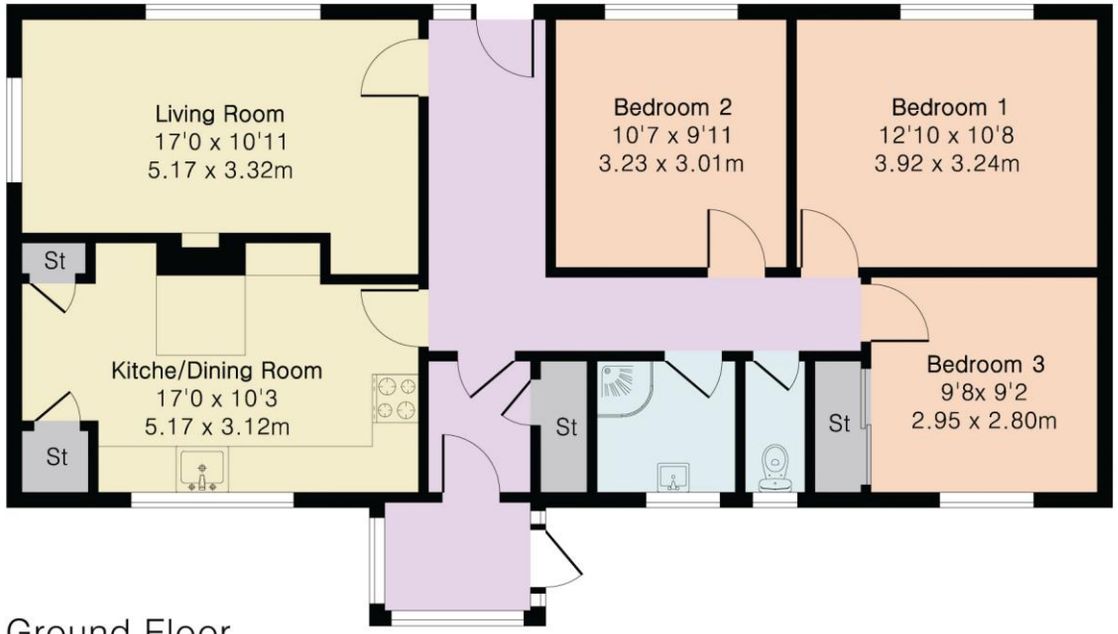


Approximate Gross Internal Area 961 sq ft - 89 sq m
(Excluding Garage)

Garage Area 334 sq ft – 31 sq m



Garage



Ground Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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