



Highfields House, Roman Road  
CB10 2TF



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Highfields House

Radwinter | Essex | CB10 2TF

Guide Price £1,375,000

- An impressive five bedroom detached new build home with accommodation extending to 3,999 sqft
- Four further double bedrooms
- Detached double garage and studio
- Superb open plan kitchen/dining/living area
- Secure gated driveway
- Generous triple aspect sitting room
- Wonderful countryside views
- Principal bedroom suite with dressing area and four piece en suite
- No upward chain

## The Property

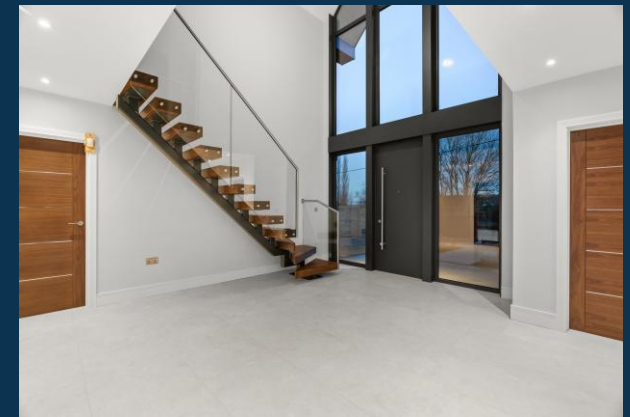
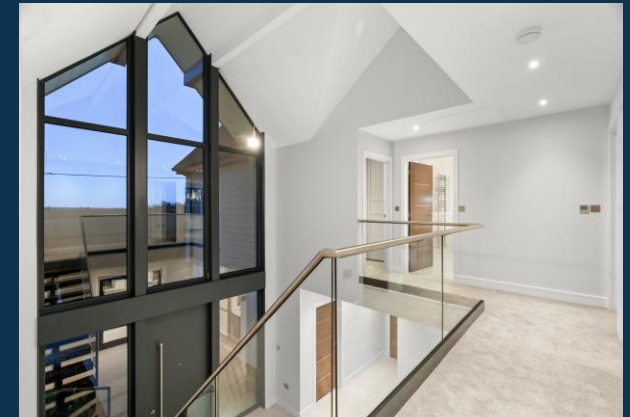
A stunning newly built five-bedroom, three bathroom detached property which has been finished to a high standard throughout. The well-proportioned accommodation extends to approximately 3999sqft with uninterrupted countryside views, gated driveway and double garage with studio above. Offered with no upward chain.

## The Setting

Radwinter is a charming village with a fine parish Church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street is 7 miles and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

## The Accommodation

In detail the property comprises an entrance door with bespoke full height glazing opening into an impressive, vaulted reception hall with large built-in storage cupboard, contemporary open tread centrespine staircase rising to first floor, cloakroom and doors to the adjoining rooms. A generous triple aspect sitting room benefits from windows to the front and side aspects with double doors opening onto the garden. A versatile second reception room has a window to front aspect. The kitchen/dining/living room is the real hub of the home and a wonderful open plan contemporary living space with stunning views over the garden and adjoining paddocks via sliding glazed doors. In addition is a lantern skylight and further window to the side aspect providing a good degree of natural light. The kitchen comprises an extensive range of





units incorporating a large central island with breakfast bar, appliances including induction hob with downdraft extractor, oven, combination microwave and plate warmer, fridge, freezer, wine cooler and dishwasher. The living space features a media wall with recess for television and contemporary living flame effect fire.

A well-proportioned utility room is fitted with a range base and eye level units with worktop space over, washing machine with tumble dryer above, cupboard housing the underfloor heating manifolds and hot water cylinder. A personal door provides access to the terrace and garden.

The first-floor galleried landing benefits from glass balustrade and views through the bespoke full height arched window with doors to the five double bedrooms and the family bathroom. The superb principal suite is a substantial vaulted bedroom with views to the front aspect over the surrounding countryside. Fitted with a range of wardrobes and door to an en suite shower room. Comprising a free-standing roll top bath, twin vanity wash basins, WC and large shower enclosure. Bedroom two has a window to rear aspect with views over the adjoining paddocks and door to ensuite. Comprising WC, vanity wash hand basin and shower enclosure. A third double room has a window to the rear aspect



with views over the garden and adjoining paddocks. Bedroom four is a double room with window to the front aspect with views over the surrounding countryside. The fifth double bedroom has a window to the rear aspect with views over the paddocks. The family bathroom comprises a free-standing bath, WC, vanity wash basin and shower enclosure.

## Outside

The property is accessed via electric gates which open onto a generous resin driveway providing ample off-street parking as well as access to a detached double garage with electric up and over door with light and power connected. The garage is plastered and has power and lighting connected with a personal door with adjoining window to the garden.

To the rear of the garage is a door and staircase rising to the first floor and a further door providing direct access from the garden. On the first floor is a landing with door to an extremely versatile space offering a number of uses, including home office, gym or a 6th bedroom (if required) A window overlooks the driveway and surroundings, together with Velux skylights providing natural light and further views. There is a small kitchen area with a sink and a shower room. Comprising shower enclosure, WC, wash basin and Velux window providing natural light.

Gated side access leads to the rear of the property which is laid mainly to lawn with post and rail fencing maximizing the wonderful countryside views. A good size paved terrace provides an ideal space for alfresco dining and outdoor entertaining.

## Services

Mains electric, water and drainage are connected. Private drainage system.

Tenure – Freehold

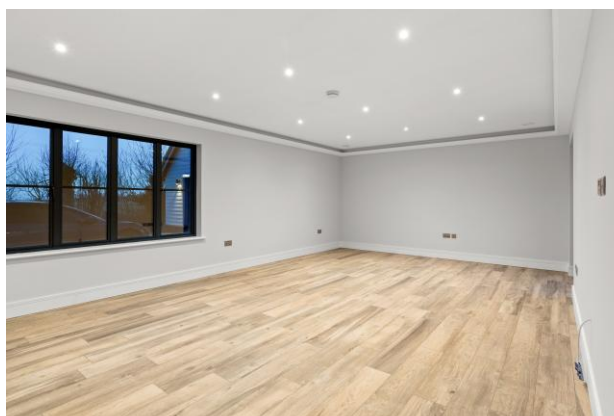
Property Type - Detached

Property Construction – Timber frame, render, brick and tiled roof

Local Authority – Uttlesford District Council

Council Tax – To be assessed

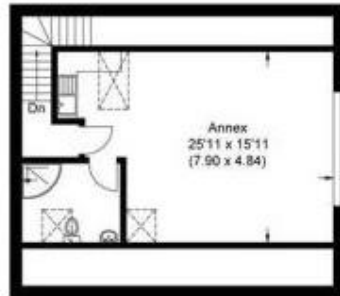
EPC – To be assessed







Approximate Gross Internal Area  
 333.42 sq m / 3588.90 sq ft  
 Annex Area 38.24 sq m / 411.61 sq ft  
 (Excludes Garage)  
 Garage Area 54.03 sq m / 581.57 sq ft



Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Annex Area 38.24 sq m / 411.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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