



The Causeway, Finchingfield, CM7 4JU

CHEFFINS



## The Causeway

Finchingfield,  
CM7 4JU

- Stunning barn conversion
- Impressive vaulted first floor accommodation
- Underfloor heating throughout
- Sauna suite
- Two storey annexe
- Secluded gardens
- A short walk from the heart of the village

A stunning, Grade II Listed barn conversion located close to the heart of this picturesque and well-served village. The property has undergone extensive refurbishment to provide stylish accommodation whilst retaining a number of original features. In addition is a large, two storey annexe and private garden.

5 3 3

Guide Price £960,000







## LOCATION

Finchingfield is a sought-after village offering local shops, a post office and pubs, churches and a village primary school. Local buses connect the village to nearby towns and surrounding villages including Braintree, Great Bardfield, Saffron Walden and Great Dunmow. A school bus service is provided to the Tabor secondary school in Braintree, Helena Romanes secondary school at Great Dunmow and the County High School in Saffron Walden. Mainline train services are available from Braintree to London Liverpool Street on the Colchester line or alternatively from Stansted, Audley End, Bishops Stortford or Elsenham on the Cambridge line. Stansted Airport and the M11 are approximately 16 miles to the west and fast access is available on the new A120 dual carriageway.

## GROUND FLOOR

### ENTRANCE HALL

A large, welcoming entrance hall accessed a solid oak door with adjoining full height windows. Staircase rising to the impressive vaulted landing.

### KITCHEN

A dual aspect room with windows providing a good degree of natural light and solid oak stable door providing access to the outside space. The kitchen comprises a range of units and a central island with breakfast bar, hob with extractor hood over, built-in ovens, full height fridge and freezer, integrated dishwasher, twin bowl sink unit and natural stone tiled flooring.

### UTILITY ROOM

Fitted with a range of cupboards and worktop space with space for washing machine and tumble dryer below.

### CLOAKROOM

Comprising WC with hidden cistern, wash basin and stone tiled wall and flooring.

### DINING ROOM

Open plan from the entrance hall, enjoying views up to the impressive vaulted ceiling. Windows providing natural light.

### BEDROOM 2

A pair of windows overlooking the courtyard and driveway.

### BEDROOM 3

A pair of obscure glazed windows to the rear aspect.

### INNER HALL

Contemporary, fully height glazed panels enjoying views over courtyard and picturesque surroundings. Leading through to sauna suite.

### BEDROOM 4

A pair of windows with views through the inner hallway towards the courtyard. Deep built-in airing cupboard.

### BATHROOM

Comprising bath with shower over, wash basin, WC with hidden cistern and obscure glazed window.

## FIRST FLOOR

### SNUG

A versatile living space with views down to the dining room and entrance hall. Open plan timbers leading to:

### LOUNGE

A dual aspect room with views over the garden. Log burning stove set on a tiled hearth.

### INNER LANDING

Doors to adjoining rooms and staircase rising to the second floor office space.

### BEDROOM 5

A pair of windows overlooking the courtyard. Fitted with an extensive range of wardrobes (currently used as a dressing room to bedroom 1).

### BATHROOM

Contemporary suite comprising free-standing bath, twin wash basins on chrome stands, walk-in shower enclosure, wall-hung WC and heated towel rail. A pair of obscure glazed windows to the rear aspect.

### BEDROOM 1

An impressive room with window looking towards the centre of the village. Staircase returning to the ground floor, leading to:

### BATHROOM

Suite comprising bath with granite surround, twin vanity wash basins and wall-hung WC. Steps leading up to the sauna suite, in turn leading back to the inner hall.

### SAUNA SUITE

Comprising an enclosed sauna and separate wet room.

### ANNEXE

In addition to the main barn is a useful annexe providing a variety of uses, including additional guest accommodation or a self-contained office space.

On the ground floor a pair of glazed doors with adjoining windows provide access to the garden. There is an open plan reception/kitchen area with a contemporary stove on a slate hearth. An inner hallway provides a useful storage area with access to the shower room. Staircase rising to the first floor annexe accommodation, providing a multitude of

uses including studio, gym or large bedroom with en suite WC.

### OUTSIDE

Adjoining the barn is a two tier terrace with steps leading down to the garden which is mainly laid to lawn with a timber shed and enjoying a good degree of privacy. To the front of the barn is a shared gravelled courtyard providing extensive off-street parking. The property is well-located, being a short walk to the Finchingfield's picturesque centre.

### AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached barn conversion
- Property Construction - Timber frame with slate tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2680 (excludes void areas and annexe)
- Parking - Shared gravelled courtyard
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains for house, private Klargest for annexe
- Heating - Oil fired with radiators and log burning stove
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - Good

- Flood risk - Flood risk 3 (west boundary of the rear garden)
- Listed - Grade II Listed
- Conservation Area - Yes

### VIEWINGS

By appointment through the Agents.















Guide Price £960,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Braintree









Approximate Area = 2680 sq ft / 248.9 sq m (excludes void)

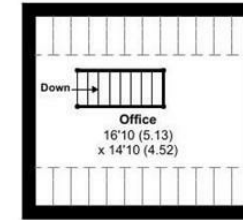
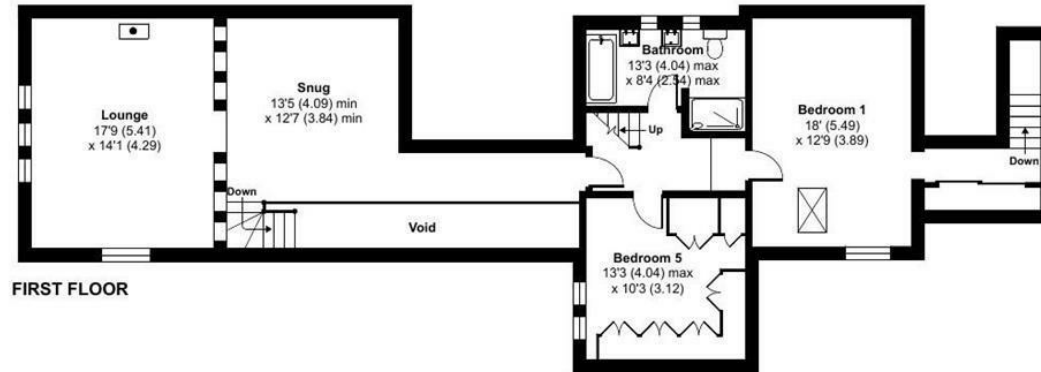
Limited Use Area (s) = 153 sq ft / 14.2 sq m

Annexe = 906 sq ft / 84.2 sq m

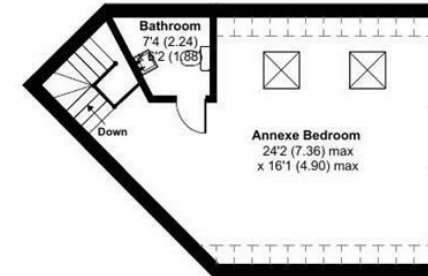
Total = 3739 sq ft / 347.3 sq m

For identification only - Not to scale

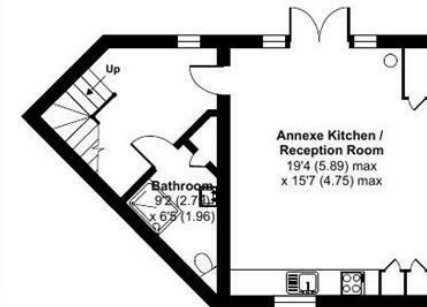
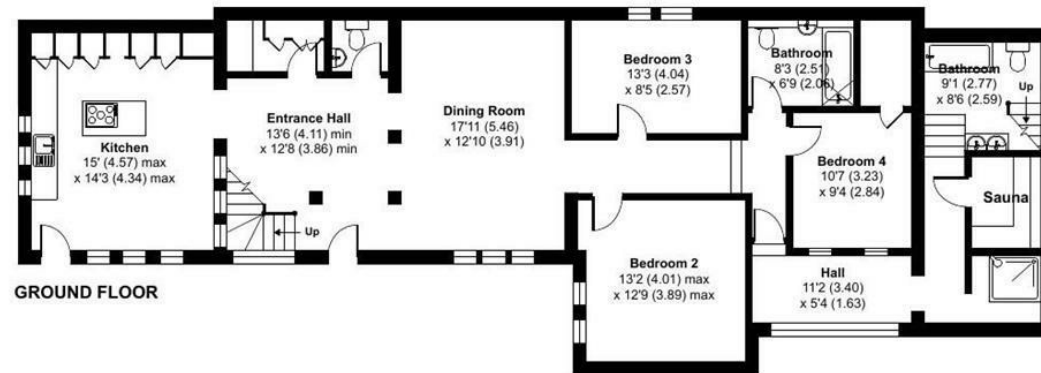
Denotes restricted head height



**SECOND FLOOR**



**ANNEXE FIRST FLOOR**



**ANNEXE GROUND FLOOR**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.