



Water Lane, Radwinter, CB10 2TX



## Water Lane

Radwinter,  
CB10 2TX

A charming Grade II Listed cottage situated in a picturesque village location. The property benefits from a private garden, ample off street parking, a garage/outbuilding and is offered with no upward chain.

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### LOCATION

Radwinter 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 away and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

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**Guide Price £325,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door and window to the front aspect, storage cupboard with fitted shelving, doors to adjoining rooms and staircase rising to the first floor.

### SITTING ROOM

Window to the rear aspect, open fireplace and opening to:

### DINING ROOM

Open fireplace and window to the rear aspect.

### KITCHEN

Fitted with base units with stainless steel sink, space for oven and washing machine. Window to the front aspect and part-glazed door opening to the side aspect. Door to:

### INNER HALLWAY

Door to:

### BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath and heated towel rail.

## FIRST FLOOR

### BEDROOM 1

Window to the side aspect. Door to:

### BEDROOM 2

Window to the front aspect and opening to a walk-in wardrobe.

### OUTSIDE

To the side of the property is a gravelled driveway providing off-street parking for several vehicles and access to the detached garage/outbuilding. The west-facing gardens are predominantly laid to lawn with a number of mature beds and back onto the village recreation ground.

### GARAGE/OUTBUILDING

A pair of timber doors to the front and personal door and window to the side aspect.

### MATERIAL INFORMATION

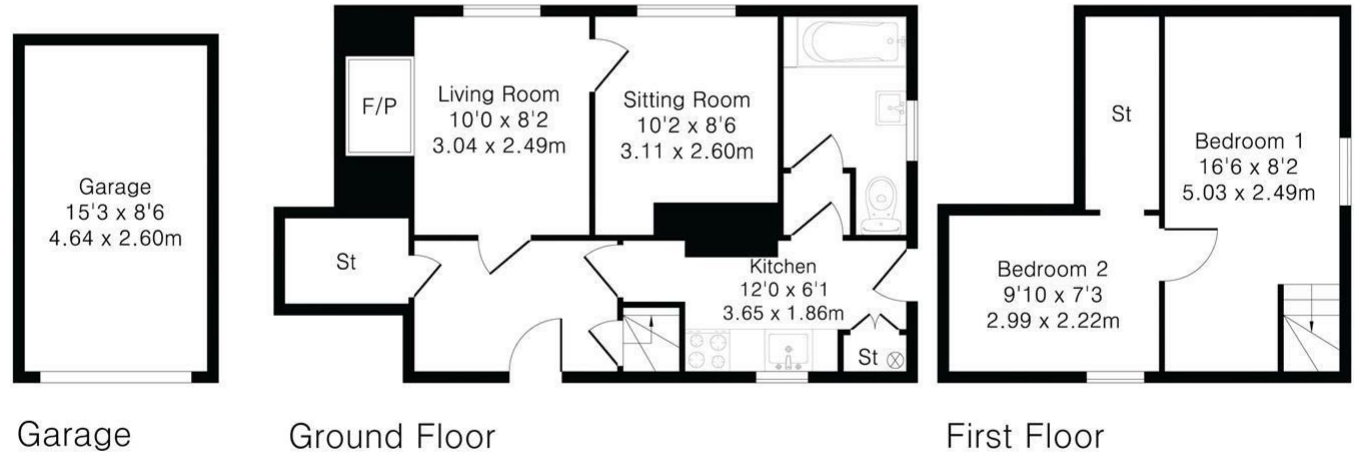
- Tenure - Freehold
- Council tax band - C
- Conservation Area

### VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 678 sq ft – 63 sq m  
Ground Floor Area 435 sq ft – 40 sq m  
First Floor Area 243 sq ft – 23 sq m  
Garage Area 130 sq ft – 12 sq m



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Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford

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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.