



Wicken Road, Clavering, CB11 4QT

CHEFFINS

Wicken Road

Clavering,
CB11 4QT

- Exceptional craftsmanship throughout
- Open kitchen/dining/family room
- 10 Year build warranty
- Large driveway and double garage
- Rear garden with countryside views
- A prestigious development of 5 homes

An attractive, four bedroom new home forming part of a prestigious development in this sought after village. The property is approximately 2400 sq ft, of stunning accommodation together with a generous plot with a driveway and detached double garage.

4 3 2

Guide Price £1,000,000





LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Newport, Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

ROSE CLOVER PLACE

An exemplary new development of 5 signature homes which sit comfortably within a 2.25 acre plot. The properties are finished to the highest specification and offer exceptional craftsmanship throughout, together with efficient air source heating. In addition, each property enjoys an extensive driveway, double garage with electric doors and a rear garden that extends approximately 200ft with countryside views.

AGENT'S NOTES

- Tenure - Freehold
- Annual Service Charge - To be confirmed
- Service Charge Review Period - To be confirmed
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2,400 sqft
- Parking - Double garage and driveway

UTILITIES/SERVICES

- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Air source heat pump
 - Broadband - Fibre to the Cabinet
 - Mobile Signal/Coverage - OK
- Rights of Way, Easements, Covenants - Shared driveway

VIEWINGS

By appointment through the Agents.







Approx gross internal floor area 223 sqm (2400 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £1,000,000

Tenure - Freehold

Council Tax Band - New Build

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.