

Wicken Road, Clavering, CB11 4QT



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.

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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.

CHEFFINS

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 speciation 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.





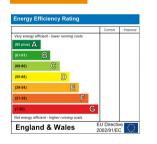












Guide Price £1,000,000 Tenure - Freehold Council Tax Band - New Build Local Authority - Uttlesford



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





8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.