



Roast Green, Clavering, CB11 4SQ

**CHEFFINS**



## Roast Green

Clavering,  
CB11 4SQ

5 3 2

**Guide Price £850,000**

- Beautiful rural location
- Accommodation of approx. 2,070 sqft
- Sitting room with fireplace
- Five bedrooms
- En suite, family bathroom and ground floor shower room
- Detached double garage
- Well-tended gardens

A five bedroom, detached house set in a stunning rural location on the outskirts of Clavering. The property enjoys versatile accommodation, together with beautiful gardens and views over the surrounding countryside. Offered chain free.







## LOCATION

Roast Green is a small hamlet on the outskirts of Clavering, 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 educational, shopping and recreational facilities. There are mainline stations at 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.

## GROUND FLOOR

### ENTRANCE HALL

Oak glazed entrance door and exposed brick flooring.

### SITTING ROOM

A pair of secondary glazed windows overlooking the garden, exposed timbers and inglenook fireplace with exposed brickwork and stove.

### CLOAKROOM

Comprising WC, wash basin, window to the side aspect and exposed brick flooring.

### SNUG/DINING ROOM

A dual aspect room with secondary glazed window to the rear aspect and glazed door with adjoining full height windows providing views and access to the garden. Further door to:

### KITCHEN/BREAKFAST ROOM

Comprising a range of base and eye level units with granite worktop space over, sink unit, oven with hob over, integrated dishwasher and three quarter height fridge. Window to the rear aspect overlooking the garden and a pair of glazed doors providing views and access to the terrace and garden. Door leading to the sitting room and further door to:

### REAR HALLWAY

Staircase rising to the first floor with understairs storage area.

### UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, floor mounted boiler, pressurised hot water cylinder and butler sink. Window to the rear aspect.

### GROUND FLOOR SHOWER ROOM

Comprising shower enclosure, wash basin and window to the side aspect.

### REAR LOBBY

Glazed door providing access to the outdoor space and window to the side aspect overlooking the garden. Built-in cupboard and space for fridge freezer.

## FIRST FLOOR

### LANDING

Window to the side aspect and built-in airing cupboard.

### BEDROOM 1

A dual aspect room with windows to the rear and side aspects enjoying views over the garden and adjoining farmland. Built-in wardrobe.

### EN SUITE

Comprising shower enclosure, wash basin and WC. Windows to the front and side aspects.

### BEDROOM 2

Window to the rear aspect with views.

### BEDROOM 3

Window to the front aspect overlooking the garden and surroundings. Built-in wardrobe.

### BEDROOM 4

Window to the rear aspect with views. Built-in wardrobe.

### BEDROOM 5

Window to the front aspect and built-in wardrobe.

### BATHROOM

Comprising bath with shower over, wall-hung WC, wash basin and window to the rear aspect.

### OUTSIDE

The property is set in a stunning rural location, conveniently located within easy access to the nearby village of Clavering which offers excellent facilities. The property is approached via a gravelled driveway, in turn leading to the detached double garage. The garden is a particular feature of the property being mainly laid to lawn with mature shrubs, bushes and trees. Adjoining the property is a paved pathway and terrace. To the front of the property is a public bridleway providing access to a network of countryside walks.

## DETACHED DOUBLE GARAGE

Up and over door, power and lighting connected and eaves storage space. Window and personal door to the rear.

### AGENT'S NOTES

- Tenure – Freehold
  - Council Tax Band – F
  - Property Type – Detached house
  - Property Construction – Blockwork with tiled roof
  - Number & Types of Room – Please refer to the floorplan
  - Square Footage – 2068.82
  - Parking – Double garage and driveway
- UTILITIES/SERVICES
- Electric Supply – Mains
  - Water Supply – Mains
  - Sewerage – Mains
  - Heating – Oil fired boiler with radiators and log burning stove
  - Broadband – Standard ADSL connection
  - Mobile Signal/Coverage – Average

- Rights of Way, Easements, Covenants – Right to access, drive and park on Parish owned land

### VIEWINGS

By appointment through the Agents.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



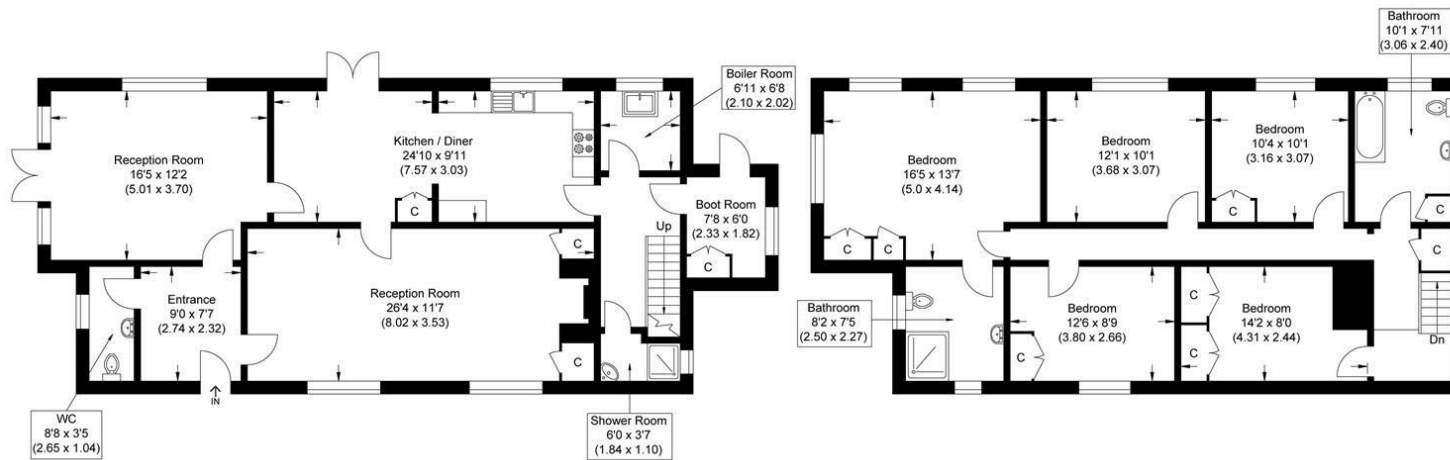
Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford







Approximate Gross Internal Area  
192.20 sq m / 2068.82 sq ft



Ground Floor

First Floor

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

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