



Finchingfield Road, Hempstead, CB10 2PR

CHEFFINS

Finchingfield Road

Hempstead,
CB10 2PR

4 3 2

Guide Price £950,000

- High quality barn conversion
- Approx. 2,335 sqft
- Stunning open plan kitchen/dining/living room
- Four bedrooms
- Two en suites and family bathroom
- Beautiful countryside views

A newly renovated, detached barn conversion forming part of a small, high quality development in a stunning rural location with countryside views. The property has been finished to a high standard providing a contemporary living space whilst retaining original barn features.





LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

GROUND FLOOR

RECEPTION HALL

A pair of glazed doors with full height adjoining windows with views over the countryside and providing a good degree of natural light. Engineered oak flooring, and staircase rising to the first floor with understairs cupboards housing underfloor heating controls to the ground floor. Folding doors providing access to Kitchen/Dining/Living room.

CLOAKROOM

Comprising low level WC and vanity wash basin.

KITCHEN/DINING/LIVING ROOM

An impressive contemporary living space. The kitchen comprises an extensive range of units with quartz worktop space over including a large central island with breakfast bar, Neff appliances incorporating full height fridge, double ovens, plate warmer and dishwasher, Caple wine cooler, twin sink unit and tiled flooring. The entertaining space has engineered oak flooring, built-in storage cupboard and glazed bi-folding doors providing access and views onto the terrace and garden. Folding doors providing access to the adjoining reception room.

REAR LOBBY

Glazed door providing access to the garden.

UTILITY ROOM

Space for fridge/freezer, base and eye level units with worktop space and sink unit, window to the side aspect.

CLOAKROOM

Comprising WC, vanity wash basin, window to the rear aspect.

STUDY/PLAYROOM

A versatile, multi-purpose room with window to the side aspect.

SITTING ROOM

A dual aspect room with three windows to the front and side aspects with views over countryside, engineered oak flooring, contemporary cylindrical wood burning stove and engineered oak flooring.

FIRST FLOOR

GALLERIED LANDING

With views down to the Dining Area, glass balustrade with oak handrail, window to front aspect and built-in linen cupboard. Separate Utility Cupboard with space and plumbing for washing machine, tumble dryer, sink unit with cupboard below and eye level units.

BEDROOM 1

Vaulted room with windows to three aspects enjoying pleasant views.

ENSUITE

Comprising twin bowl vanity wash basin, walk-in shower enclosure, wall hung WC and window to the front aspect.

BEDROOM 2

A pair of windows to the side aspect.

ENSUITE

Comprising large shower enclosure, vanity wash basin, wall hung WC and window to the rear aspect.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Large window to front aspect with views over countryside.

BATHROOM

Comprising bath with handheld shower, separate large shower enclosure, vanity wash basin, WC and window to the rear aspect.

OUTSIDE

The property forms part of a small development of barns in a stunning, rural location with views over the surrounding countryside. To the side of the property is a gravel driveway providing extensive off street parking with an EV charging point. The gardens are laid to lawn with post and rail fencing, planted hedging and trees. To the rear of the barn is a natural stone terrace perfect for al fresco entertaining.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - To be reviewed
- Property Type - Detached barn conversion
- Property Construction - Timber frame and steel with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2,335.55 sqft
- Parking - Driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private sewerage treatment plant
- Heating - Air source heat pump and wood burner
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Average

- Listed - The barn is Curtilage Listed
- Rights of Way, Easements, Covenants - Neighbour has access rights over driveway

VIEWINGS

By appointment through the Agents.












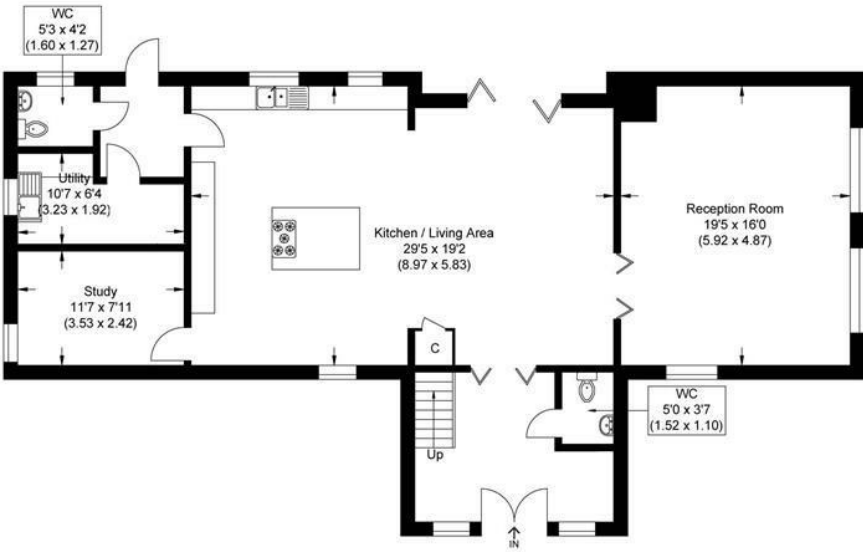
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



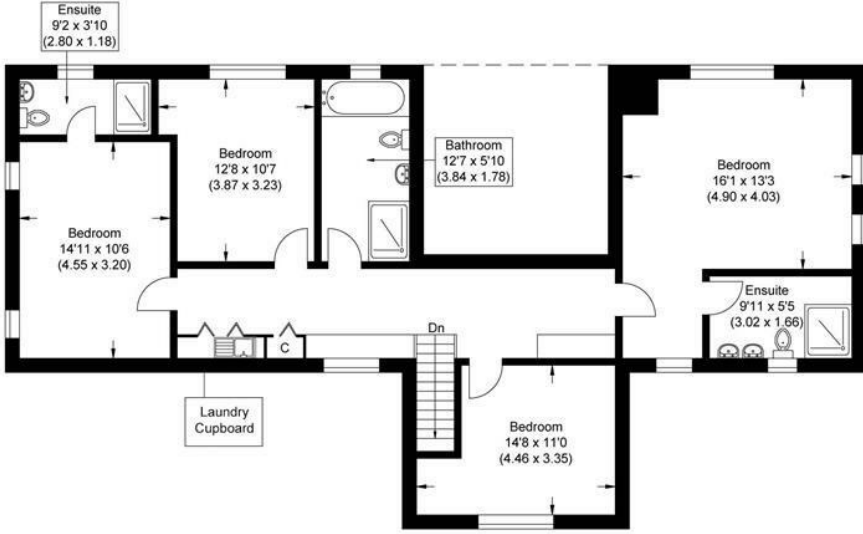
Guide Price £950,000
 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - Uttlesford



Approximate Gross Internal Area
216.98 sq m / 2335.55 sq ft



Ground Floor



First Floor

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



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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.