



Vassar's Field, Clavering, CB11 4PE

CHEFFINS

Vassar's Field

Clavering,
CB11 4GW

6 4 3

Guide Price £1,000,000

- Brand New 6 Bedroom Detached Home
- Elevated Views Over Countryside
- Stunning High Quality Specification
- Garage & Off-Street Parking
- Approximately 2,587 sqft

An impressive, brand new detached residence of circa 2,587 sqft forming part of this stunning development backing on to rolling countryside.





WELCOME TO VASSAR'S FIELD

A stunning collection of highly individual 3, 4 and 5 bedroom homes forming this outstanding new development built by well-regarded and most favoured local developer, Pelham Structures.

Vassar's Field backs on to and enjoys far reaching views over open countryside in the desirable and highly sought-after village of Clavering, ideally placed for access to the nearby market town of Saffron Walden as well as major routes and transport links to Cambridge and London.

LOCATION

Clavering is one of north-west Essex's most highly sought-after villages with it's picturesque open green spaces and cricket pitch, fine churches, walks, bridleways and pretty cottages, all surrounded by open countryside. It is a perfect example of a quintessential country village.

There are useful local amenities in Clavering including a village store and post office as well as a highly regarded pub/restaurant (The Cricketers). the village is also well placed for access to the market town of Saffron Walden for a plethora of shops, restaurants, healthcare and leisure facilities.

The village further benefits from a primary school which is OFSTED rated "Good" and there are a number of secondary schools nearby to choose from- the closest being the Joyce Frankland school in Newport (4 miles).

Clavering is perfectly placed for access to Cambridge, London, Stansted and major routes via the M11 and Audley End station (4 miles) provides a direct train service to London and Cambridge.

THE HOMES

The homes at Vassar's Field have been architecturally designed to maximise space and light and all benefit from individual layouts to suit a range of lifestyles.

From open-plan kitchen/dining/family rooms with multiple sets of bi-folding doors to enjoy seamless inside/outside living, to multiple reception rooms that could be used as home offices, libraries or play rooms, your home at Vassar's Field will be uniquely yours. What's more, Pelham Structures will offer their buyers a "custom build" purchase whereby they will collaborate with you to help you achieve your dream home.

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 - Timber framed with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 2,587.78 sqft
 - Parking - Garage & driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Air source heat pump
 - Broadband - Fibre to Property
 - Mobile Signal/Coverage - Good

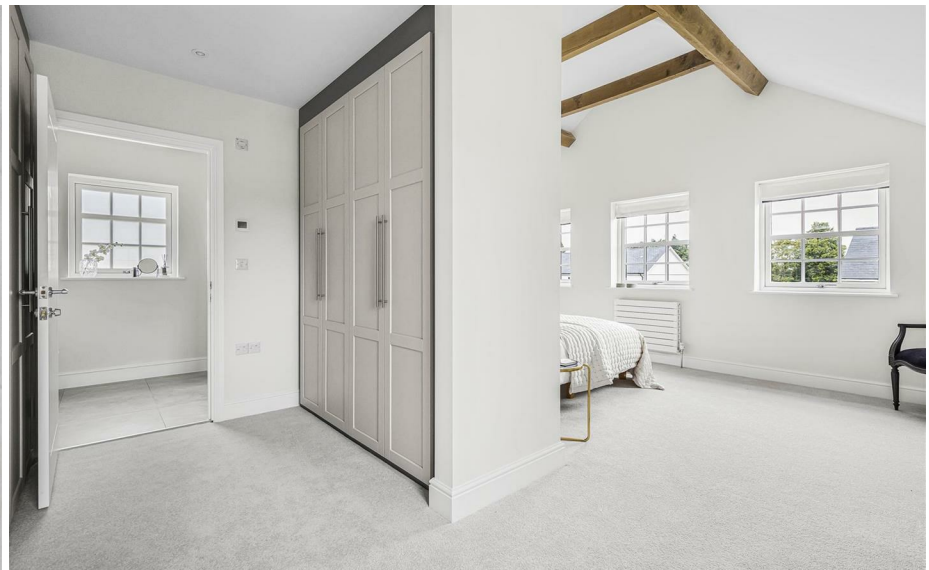
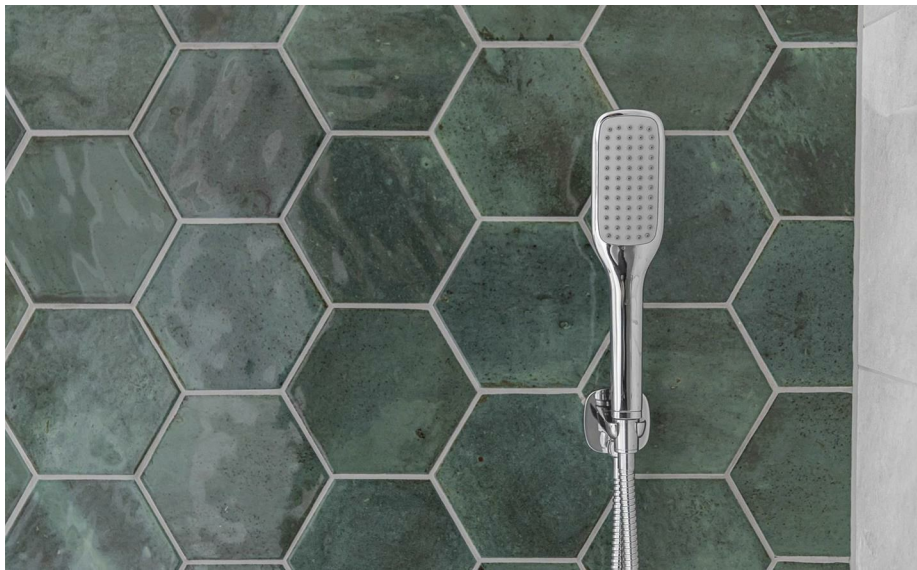
- Rights of Way, Easements, Covenants - To be confirmed

N.B. Photographs are of a similar home. This is not plot specific, please ask the Agent for more details

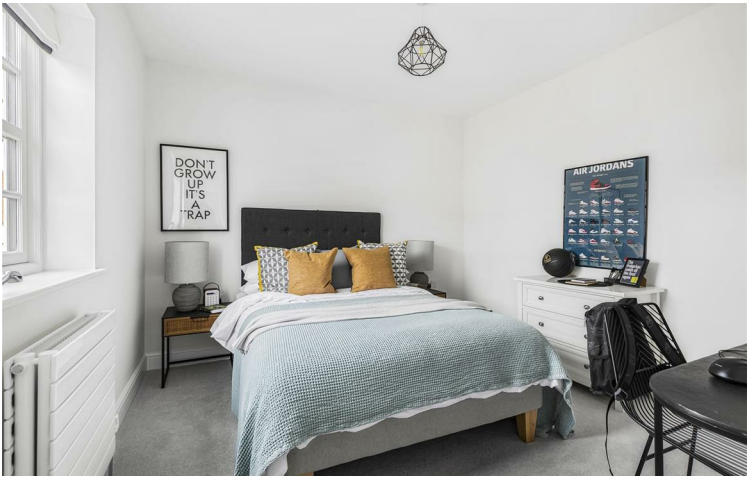
VIEWINGS

By appointment through the Agents.



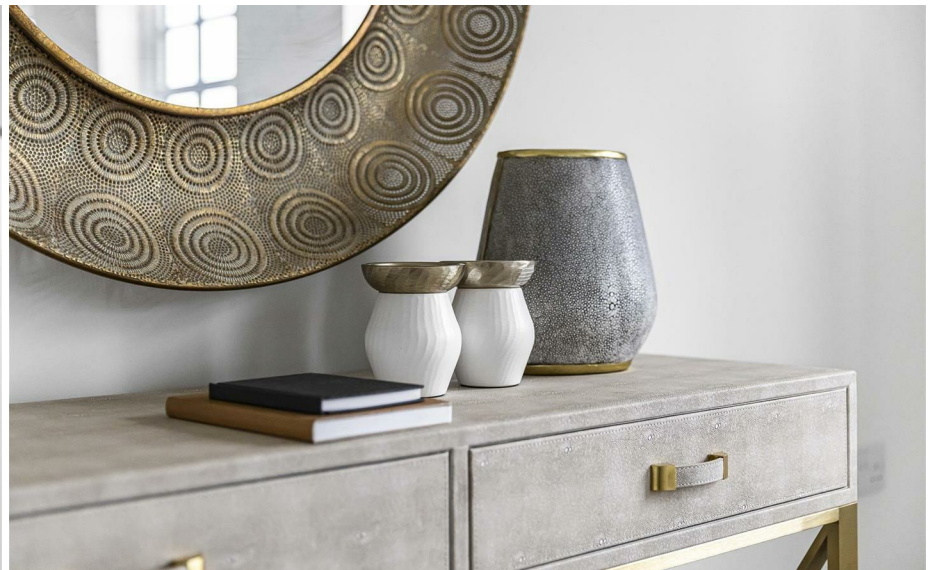


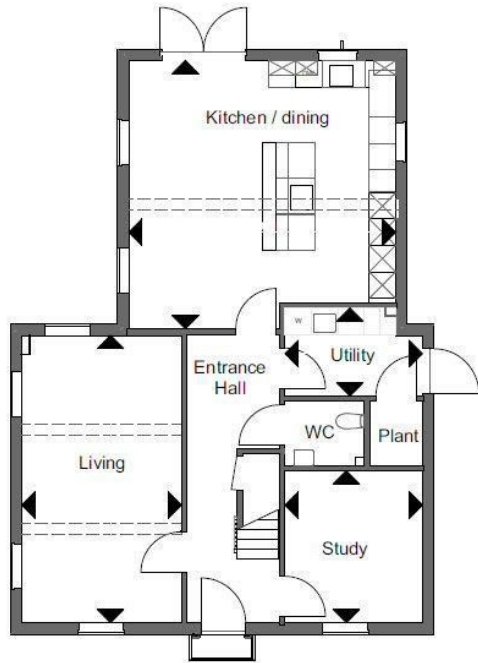
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B ← 89</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> <p>England EU Directive 2002/91/EC</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B ← 98</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>England EU Directive 2002/91/EC</p>



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

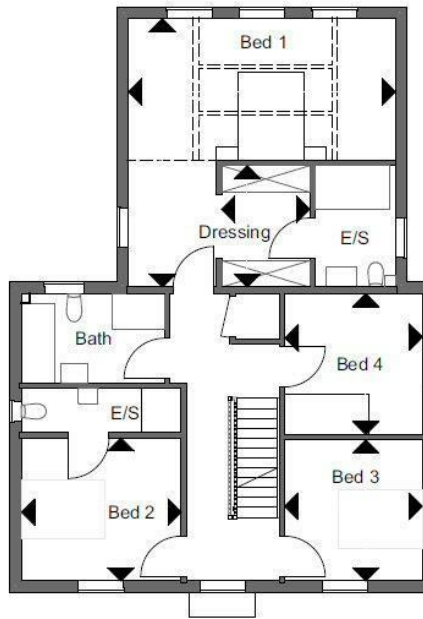






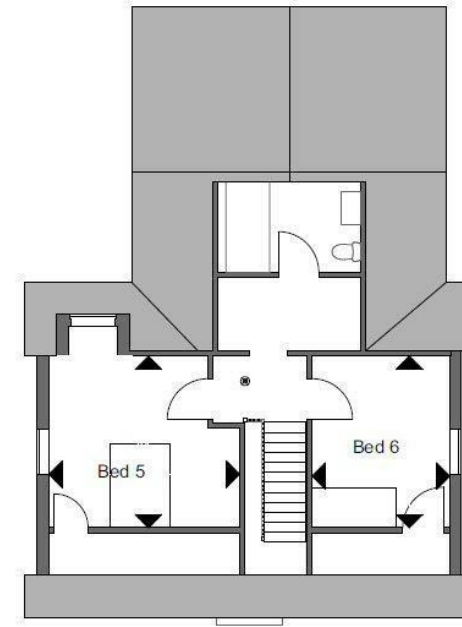
GROUND FLOOR PLAN

Kitchen / dining	6.07 x 6.09m
Living	3.63 x 6.52m
Utility	3.13 x 2.0m
Study	3.13 x 3.45m



FIRST FLOOR PLAN

Bed 1	6.07 x 6.09m
Dressing	2.00 x 2.76m
Bed 2	3.63 x 3.25m
Bed 3	3.13 x 3.20m
Bed 4	3.13 x 3.20m



SECOND FLOOR PLAN

Bed 5	4.33 x 3.89m
Bed 6	3.13 x 3.89m

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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.