



Roman Road, Radwinter, CB10 2TF

CHEFFINS

Roman Road

Radwinter,
CB10 2TF

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Guide Price £1,500,000

- Accommodation of approx. 3,729 sqft
- Impressive open plan kitchen/reception room
- Sitting room with access to terrace
- Principle bedroom with dressing room and en suite
- Four further double bedrooms
- Double garage and off-street parking
- Stunning views over open countryside

One of a pair of substantial bespoke contemporary properties set in a stunning rural location. The properties are finished to a very high standard and enjoying impressive entertaining space.





LOCATION

Radwinter is a charming village with a fine parish church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street, is 7 miles away and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

GROUND FLOOR

RECEPTION HALL

Entrance door and bespoke full height glazing. An impressive vaulted reception hall with large built-in coats cupboard, galleried landing, glass balustrades and contemporary open tread centrespine staircase rising to first floor.

SITTING ROOM

A dual aspect room with glazed sliding doors providing access and views onto the terrace, garden and paddocks beyond, further deep window to the side aspect and media wall with recess for t.v. and flush fit flame effect fireplace.

FAMILY ROOM/STUDY

Window to front aspect.

CLOAKROOM

Comprising wall hung w.c., wash basin and illuminated mirror.

KITCHEN/DINING/LIVING ROOM

A stunning open plan contemporary living space. The kitchen comprises an extensive range of base and full height units together with large central island with quartz worktops, Bosch appliances, good degree of natural light with glazed sliding doors overlooking the terrace and garden beyond with a large central skylight, three further skylights.

UTILITY ROOM

Large utility room with base and eye level units with space and plumbing for washing machine, tumble dryer, worktop, sink, glazed door with adjoining window providing access to the outside space and cupboard housing pressurised hot water cylinder.

INTEGRAL GARAGE

Large garage with electric roller shutter door, window to front aspect. Garage is plastered out with power and lighting connected.

FIRST FLOOR

GALLERIED LANDING

Glass balustrade and views through the bespoke full height arched window.

BEDROOM 1

Substantial vaulted bedroom with glazed Juliet balcony enjoying views with further window to side aspect and skylight, large walk-in wardrobe with skylight.

ENSUITE

Comprising large shower enclosure, wall hung w.c., wash hand basin, tiled walls and floor, skylight.

BEDROOM 2

Window to rear aspect with views over the adjoining paddocks.

ENSUITE

Comprising large shower enclosure, wall hung w.c., wash basin, obscure window.

BEDROOM 3

Window to rear aspect with views over the adjoining paddocks.

BEDROOM 4

Windows to rear aspect with views over the adjoining paddocks.

BEDROOM 5

Window to front aspect with views over the surrounding farmland and countryside.

BATHROOM

Suite comprising shower enclosure, contemporary freestanding bath, vanity wash hand basin, wall hung w.c., and obscure window.

OUTSIDE

The property is one of a pair of substantial houses in a rural location enjoying stunning views of the surrounding countryside and paddock. To the front of the property is a driveway providing off-street parking and also providing access to the Garage with further area to the side aspect.

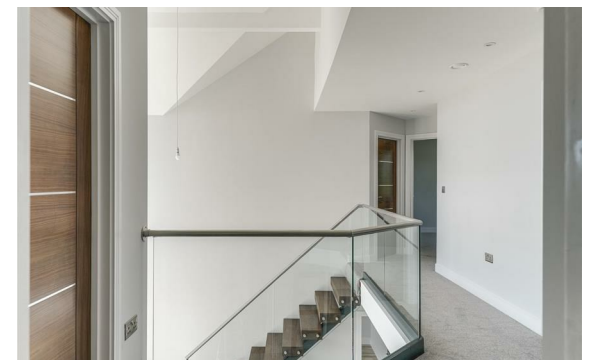
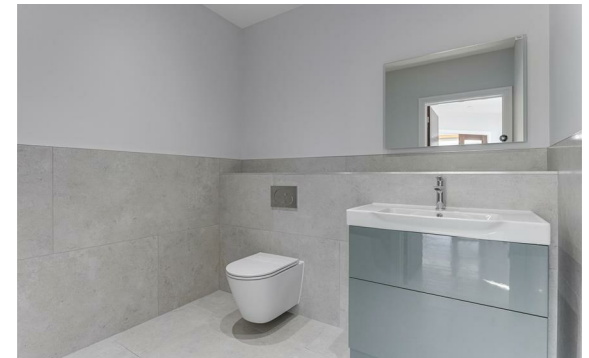
To the rear of the property is a paved terrace which is ideal for al fresco entertaining with lawned garden with post and rail fencing and enjoying views.

AGENT'S NOTES


- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Timber frame, render, brick and tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 3728.94
- Parking - Double garage & driveway
- UTILITIES/SERVICES
- Electric Supply - Mains and solar panels
- Water Supply - Mains
- Sewerage - Private sewerage treatment plant
- Heating - Air source heat pump and electric
- Broadband - To be connected - Standard and mobile broadband available in the area
- Mobile Signal/Coverage - Good

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 £1,500,000
 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - Uttlesford



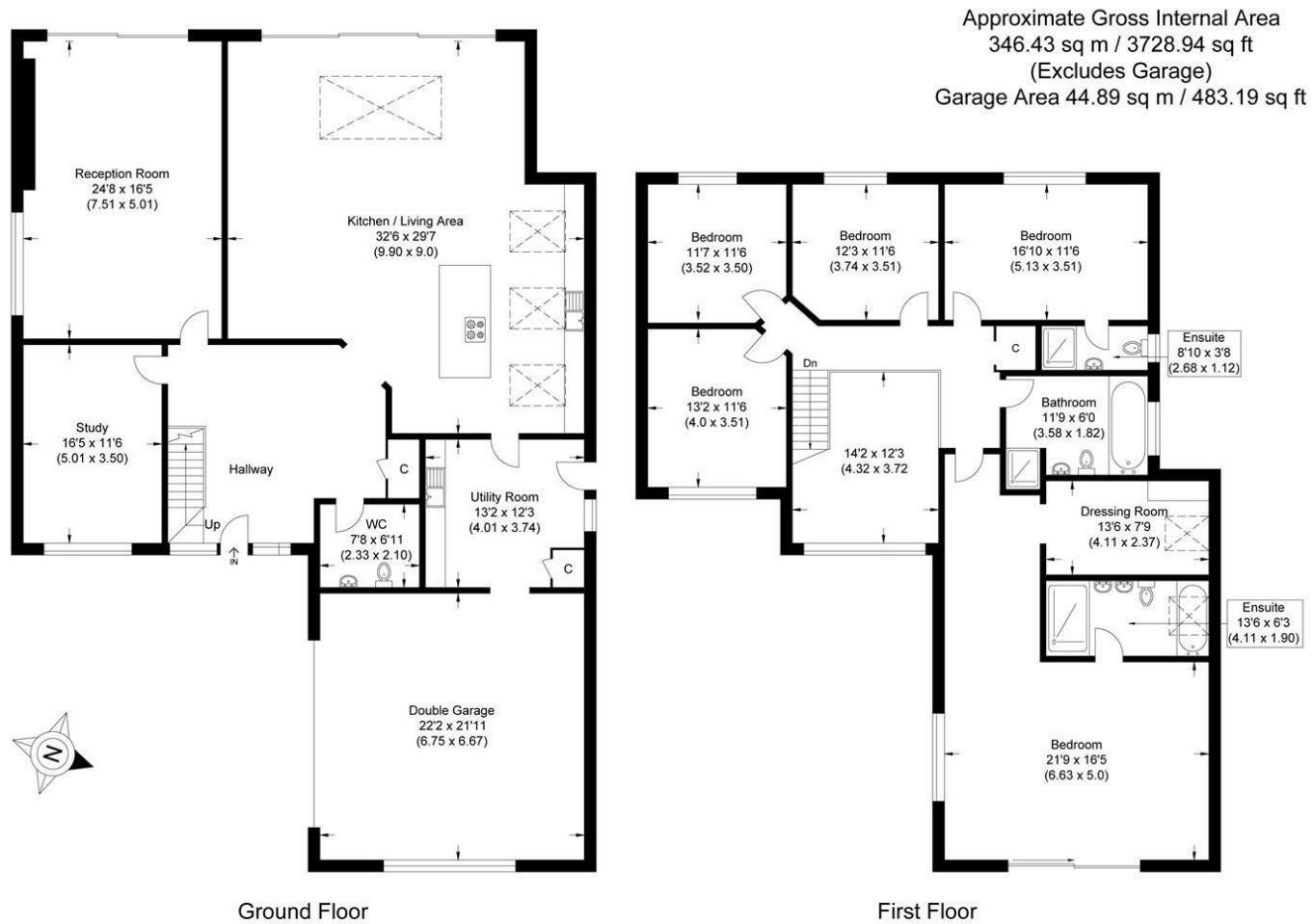


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.