

Lower Green, Wimbish, CB10 2XH

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Lower Green

Wimbish, CB10 2XH

- Bespoke, barn style home
- High specification
- Buyer design input, dependent upon build stage
- Good sized plot
- Double bay cart lodge
- Tucked-away location
- Completion anticipated Autumn 2024

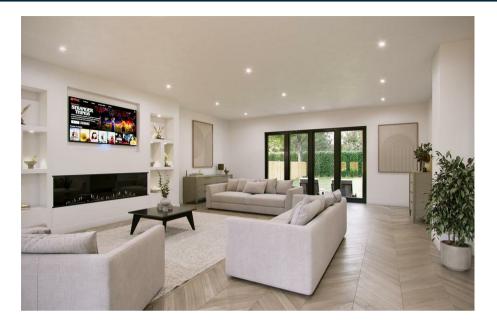
One of a pair of bespoke, detached barn style houses set in a private location within a nothrough road. Providing spacious, versatile accommodation with potential buyer design input, dependent upon build stage.



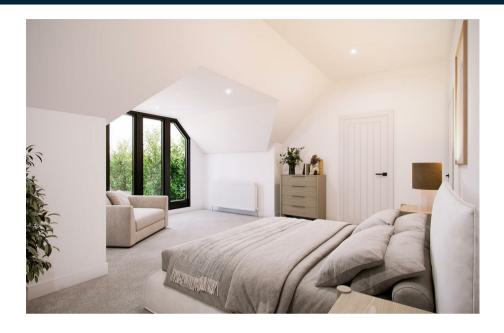
Guide Price £1,250,000



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LOCATION

Lower Green is a small hamlet on the outskirts of Wimbish, a well-located village, approximately 4 miles south-east of the fine old market town of Saffron Walden and within easy reach of mainline stations to Liverpool Street and Cambridge and the M11 access point connecting the M25, the A14 and A1. Stansted Airport is approximately 10 miles to the south. Wimbish has a well-regarded primary school and parish church. The village of Debden is just over a mile away with further amenities including primary school, church and restaurant.

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SOMMERFIELD BARNS

A pair of bespoke, detached, barn style properties set in a tucked-away location. The two properties are comfortably set within a plot of approximately 0.75 of acre and are finished to a high specification throughout.

The specification includes high-end kitchen appliances, underfloor heating and air source heat pumps. Cat5 data cabling and points throughout, flooring throughout including carpets where appropriate, gardens fully landscaped, 10 year ICW warranty. Dependent upon build stage, the buyer has potential for input into the design.

Completion of the build is anticipated Autumn 2024.

ACCOMMODATION

Each property approaches 3,000 sqft and has been designed to provide a versatile, modern living space.

Comprising:

Ground floor - Entrance hall, cloakroom, a large kitchen/dining room with adjoining utility room, a spacious sitting room with bi-folding doors to the garden and study/bedroom 5.

First floor - Spacious landing, four generous bedrooms, two with en-suite shower rooms, family bathroom and large linen cupboard.

Detached double bay cart lodge - With with bedroom/office above which will be insulated and decorated together with various power points and lighting.

OUTSIDE

Outside the properties are approached via electric gates leading to a long

gravelled driveway, with each property having its own double bay cart lodge and parking area. The gardens are enclosed by natural hedgerow and fencing, together with a stone terrace providing an al fresco entertaining space.

AGENT'S NOTES

- Tenure Freehold
- · Council Tax Band To be assessed
- Property Type Detached house
- Property Construction Brick and timber with tiled roof
- Number & Types of Room Please refer to the floorplan
- · Square Footage Approaching 3,000 sqft
- Parking Cart lodge and driveway

UTILITIES/SERVICES

- Electric Supply Mains
- · Water Supply Mains
- · Sewerage Private sewerage treatment plant
- · Heating Air source heat pump and electric
- Broadband Fibre to the Property
- Mobile Signal/Coverage Good

VIEWINGS

By appointment through the Agents.





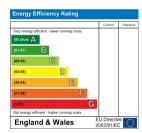
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Bedroom 3 2 84m (94") max x 5.70m (18'8") max Linen 1.74m x 2.66m (5'9" x 18'9") Landing Bedroom 4 2 .84m x 4.55m (94" x 14'11") Landing Bedroom 1 4.88m (16') max x 4.06m (13'4") max X 5.70m (18'8") max

Floor plan for guidance only Plan produced using PlanUp.

First Floor



Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford





