



Poppies Crescent, Clavering, CB11 4PE

**CHEFFINS**

# Poppies Crescent

Clavering,  
CB11 4PE

4 3 3

**Guide Price £875,000**

- Brand New Detached Home
- Elevated Views Over Countryside
- Stunning High Quality Specification
- Double Garage & Off-Street Parking
- Approximately 2,056 sqft

**\*OPEN DAY FOR REMAINING 4 PLOTS\***  
Saturday 26th October 2024 12pm - 2pm  
A rather special brand new detached residence of circa 2,056 sqft with double garage 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 supermarket and post office as well as two highly regarded pub/restaurants, sports clubs and gym. 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.

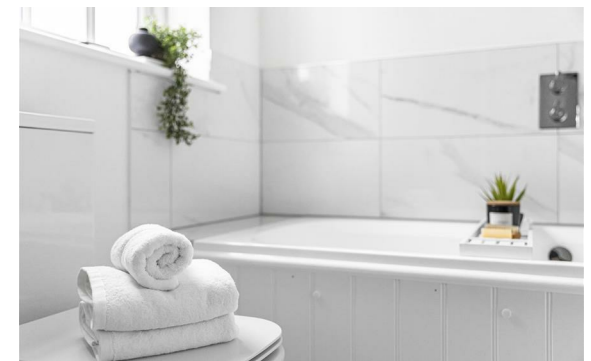
## AGENT'S NOTES

- Tenure - Freehold
  - Annual Service Charge - To be confirmed
  - Council Tax Band - To be assessed
  - EPC - B
  - Property Type - Detached house
  - Property Construction - Timber framed with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 2056
  - Parking - Double garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Heating - Air source heat pump
  - Broadband - To be connected (Fibre to the Property available in area)
  - Mobile Signal/Coverage - OK

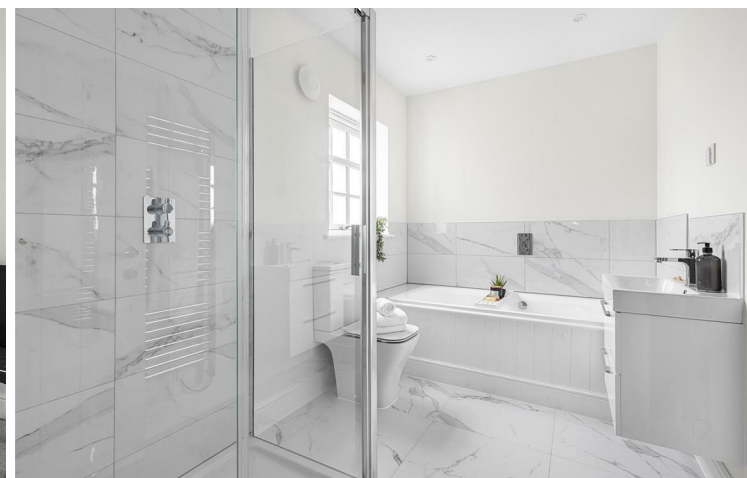
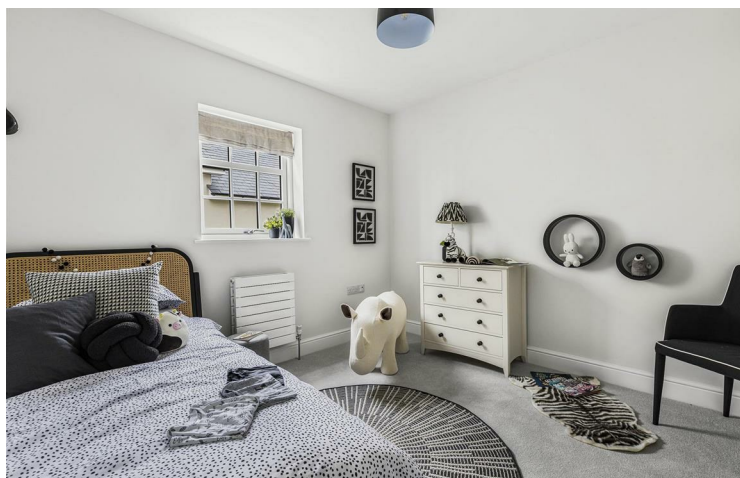
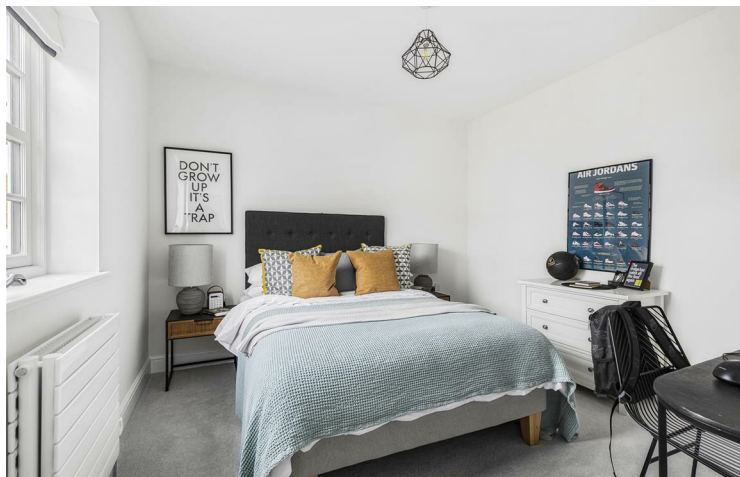
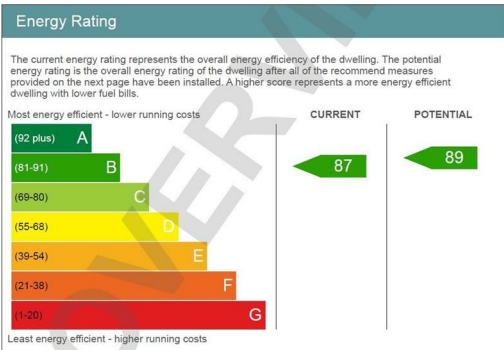
- Rights of Way, Easements, Covenants - To be confirmed
- Restrictions - To be confirmed

## VIEWINGS

By appointment through the Agents.

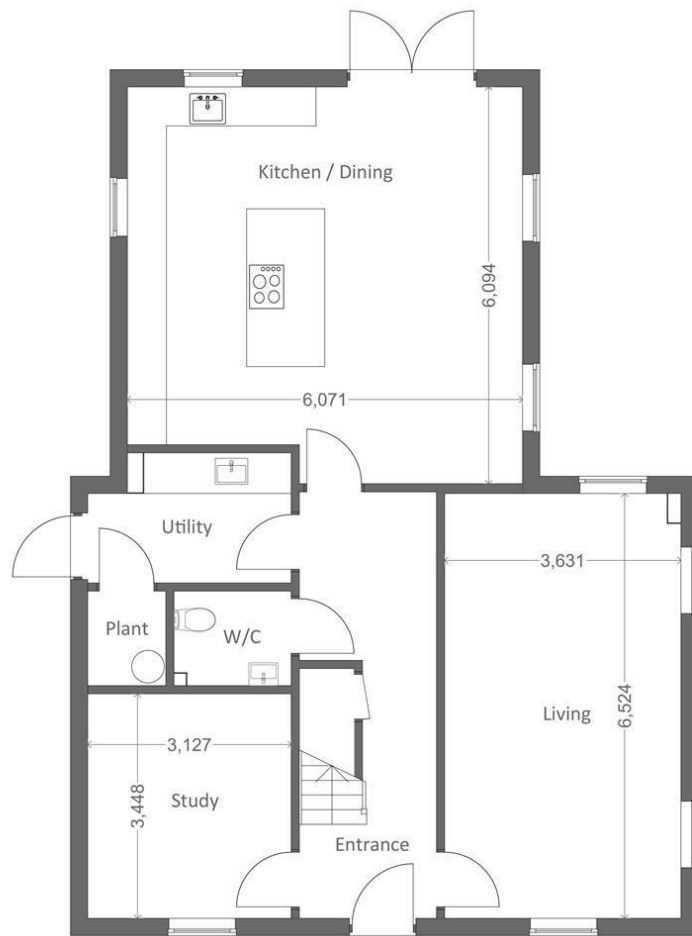




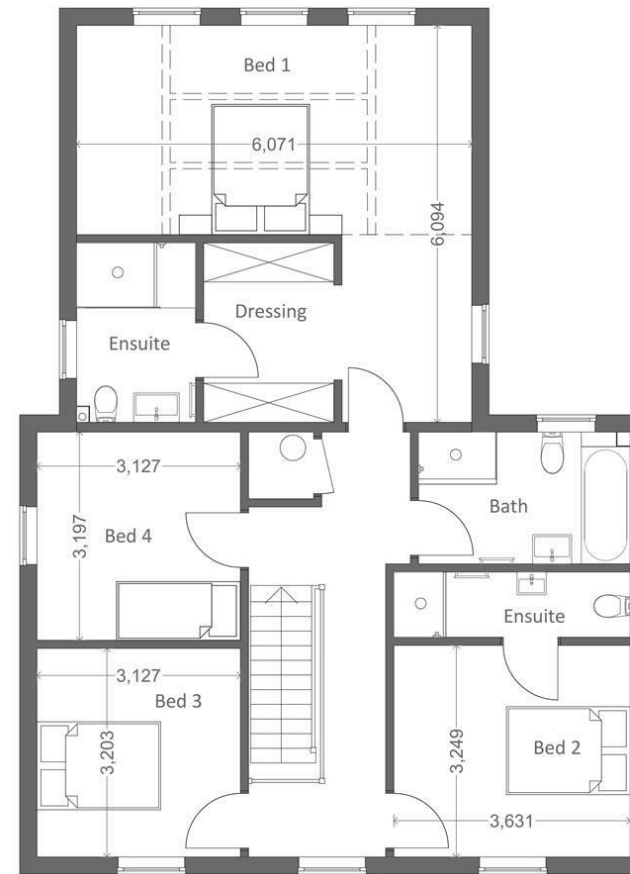


Guide Price £875,000  
Tenure - Freehold  
Council Tax Band - New Build  
Local Authority - Uttlesford





Ground Floor



First Floor

8 Hill Street, Saffron Walden, CB10 1JD  
01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.