



Lower Green, Wimbish, CB10 2XH



Lower Green

Wimbish,
CB10 2XH

- Bespoke, barn style home
- High specification
- Good sized plot
- Double bay cart lodge with studio above
- Tucked-away location
- Completion anticipated Autumn 2024

One of a pair of bespoke, detached barn style houses set in a private location within a no-through road. Providing spacious, versatile accommodation of approximately 3,074 sqft together with a detached, 811 sqft double cart lodge and studio.

5 3 2

Guide Price £1,250,000





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.

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. Cat6 data cabling and points throughout, flooring throughout including carpets where appropriate, gardens fully landscaped, 10 year ICW warranty.

Completion of the build is anticipated Autumn 2024.

ACCOMMODATION

Each property is approximately 3,074 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 studio/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 with

studio above 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

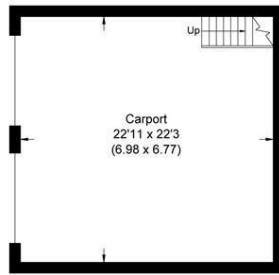
UTILITIES/SERVICES

- 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

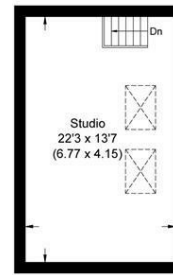
VIEWINGS

By appointment through the Agents.



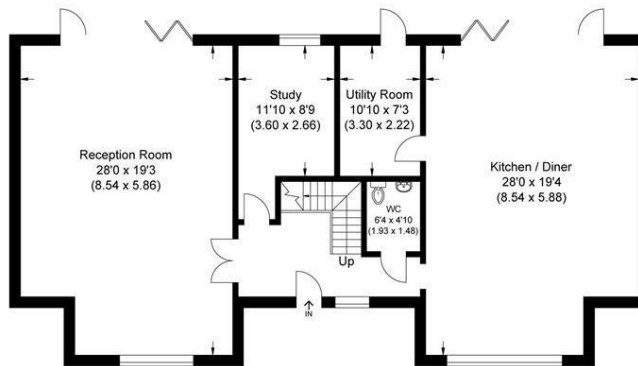


Ground Floor

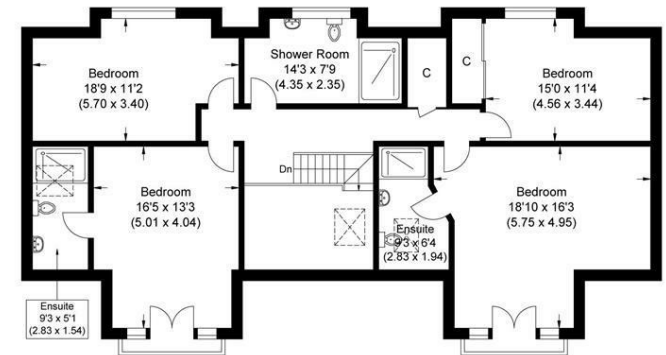


First Floor

Approximate Gross Internal Area
285.57 sq m / 3073.85 sq ft
(Excludes Carport)
Carport Area 75.35 sq m / 811.06 sq ft



Ground Floor



First Floor

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

Guide Price £1,250,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford

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

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.