



Radwinter Road, Ashdon, CB10 2ET

**CHEFFINS**



## Radwinter Road

Ashdon,  
CB10 2ET

- Detached Victorian residence
- Versatile accommodation of over 2,000 sqft
- Approximately 0.54 of an acre
- Attractive, detached garden studio
- Detached double garage & ample parking
- Sought-after village location

A charming, detached, Victorian cottage which has been enlarged over the years to provide spacious and versatile accommodation. In addition to the main house is an attractive garden studio and a detached double garage. The property is set in beautiful, mature grounds of approximately 0.54 of an acre in the heart of the village.

4 2 5

**Guide Price £850,000**







## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

## GROUND FLOOR

### HALLWAY/SNUG

A versatile and multi-purpose room with timber door with porch over providing access from the outdoor space and a window and skylight providing natural light.

### STUDY

Fitted with a range of cabinets and shelving, a pair of windows overlooking the garden and a skylight window. The room could be utilised as a ground floor bedroom if required.

### INNER HALLWAY

Staircase rising to the first floor with storage cupboard under, window overlooking the garden.

### WC

Comprising low level WC and wash basin.

### RECEPTION ROOM

A pair of windows to the front aspect overlooking the street scene and providing a good degree of natural light. Fireplace with inset stove, marble hearth and surround and fitted shelving. Door to:

### DINING ROOM

Window enjoying views over the street scene and surroundings, fireplace (currently not in use), glazed door providing access to the reception room and further door leading to:

### KITCHEN

Comprising a range of base and eye level units with worktop space over, twin bowl sink unit, space for range cooker, integrated fridge freezer and dishwasher, free-standing washing machine, exposed brick flooring and door returning to the inner hallway. Three windows overlooking the garden and glazed door providing access to an enclosed porch with glazed stable door and adjoining window providing access from the outside space.

### RECEPTION ROOM

A cosy room with window to the front aspect enjoying views.

### FIRST FLOOR

### LANDING

A pair of windows to the rear aspect overlooking the garden.

### BEDROOM 1

A pair of windows to the front aspect overlooking the street scene, built-in wardrobes and fireplace with inset cast iron grate and surround.

### SHOWER ROOM

Comprising shower enclosure, vanity wash basin, WC and window.

### BEDROOM 2

Window to the front aspect, built-in wardrobe and cast iron, horseshoe style fireplace.

### BEDROOM 3

A dual aspect room with pleasant views and built-in wardrobes.

### BEDROOM 4

A dual aspect room, corner shower enclosure and wash basin.

### BATHROOM

Comprising panelled bath, WC with hidden cistern and vanity wash basin. Window to the rear aspect.

### OUTSIDE

The property is set in the heart of this picturesque and sought-after village, comfortably set within delightful, mature grounds of approximately 0.54 of an acre. The gravelled driveway is accessed via a five bar gate and provides extensive off-street parking, in turn leading to the detached double garage. Adjoining the rear of the property is a delightful courtyard area with seating, paved pathways and well-stocked flower and shrub beds. The garden is mainly laid to lawn and enjoys an abundance of colour from the numerous flower and shrub beds, planting and trees. At the end of the garden is a wildlife area with further shrubs, trees and planting, with a bridge over the river leading to a further piece of land owned by the property. In addition to the main house is a garden studio with adjoining workshop and timber tool shed.

### DOUBLE GARAGE

A pair of electric roller shutter doors providing vehicular access, power and lighting connected and eaves storage space.

### GARDEN STUDIO/ANNEX

A great addition to the main house, offering a multitude of uses dependent upon needs. Currently being used as an artist studio by the current owner, the room enjoys an excellent level of natural light and views over the courtyard and garden. Within the studio is a staircase leading to a mezzanine level which could be used as an office or games area, dependent upon needs and relevant approval.

### WORKSHOP

Adjoining the studio is a useful workshop with a pair of windows providing natural light, power and lighting connected. This area could be incorporated into the studio if required.

### VIEWINGS

By appointment through the Agents.














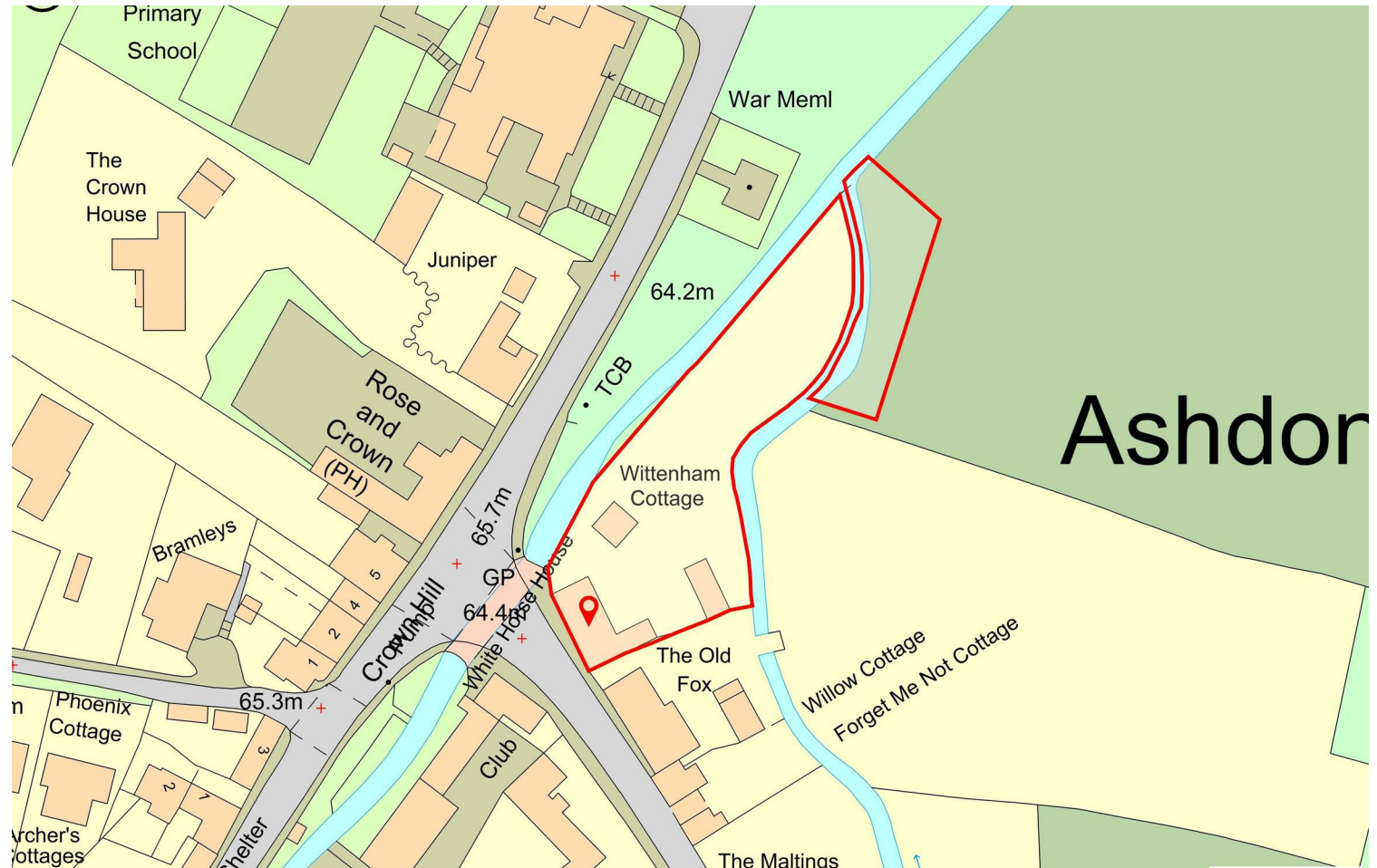








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford

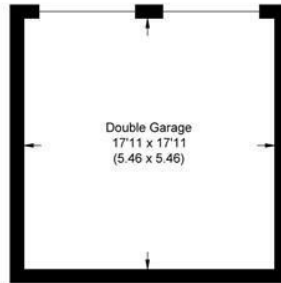




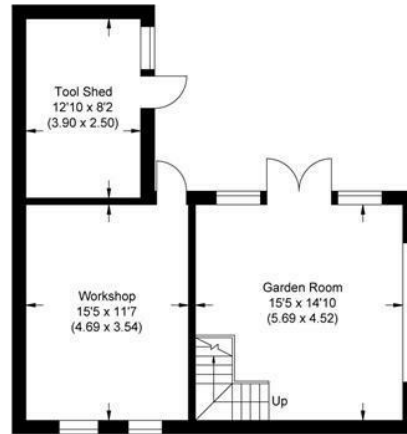




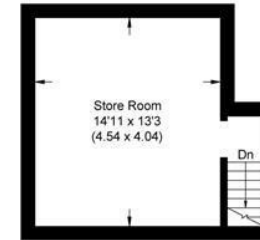
Approximate Gross Internal Area  
 190.50 sq m / 2050.52 sq ft  
 (Excludes Garage & Annexe Floor)  
 Annexe Floor Area 69.25 sq m / 745.40 sq ft  
 Garage 29.81 sq m / 320.87 sq ft



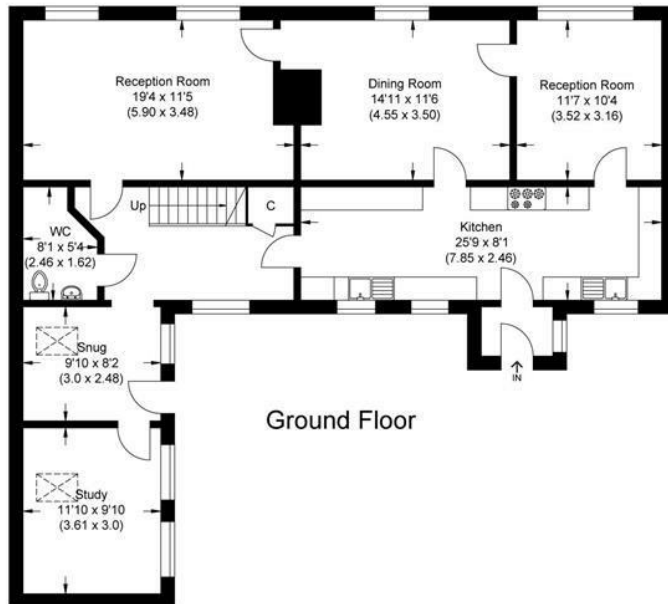
Garage



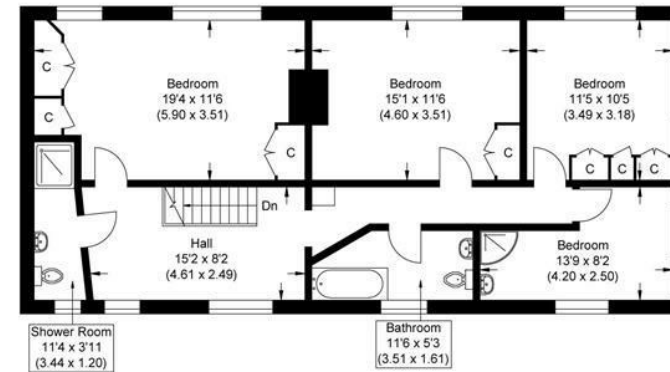
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

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





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](https://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.

