



Roman Road, Radwinter, CB10 2TF

**CHEFFINS**



## Roman Road

Radwinter,  
CB10 2TF

6 4 3

**Guide Price £1,500,000**

- Newly constructed detached house
- Bespoke built to a high specification
- Excellent eco-credentials
- Impressive open plan kitchen/dining/living room
- Detached double garage with annexe/studio over
- Stunning semi-rural location

A substantial and individual, bespoke built new home. The property has been finished to a high specification and provides stunning, contemporary accommodation, together with a large detached garage with home office/studio above.





## 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.

## SPECIFICATION

One of a pair of substantial bespoke contemporary properties built to a very high standard with excellent eco-credentials. Specification includes, not not limited to:

- Energy efficient air source heat pump
- Underfloor heating to the ground floor
- Solar panels
- EV charging point
- Contemporary kitchen with integrated appliances

## GROUND FLOOR

### VAULTED ENTRANCE HALL

An impressive vaulted entrance hall with extensive glazing providing an abundance of natural light and views through the glazed kitchen doors to the garden and paddocks beyond. A floating staircase with glass and stainless steel balustrade leads up to the galleried landing.

### KITCHEN/DINING/LIVING ROOM

A substantial and impressive contemporary living space with stunning views over the garden and adjoining paddocks via sliding glazed doors. In addition is a lantern skylight and further window to the side aspect providing a good degree of natural light. The kitchen comprises an extensive range of units incorporating a large central island with breakfast bar, appliances including induction hob with downdraft extractor, oven, combination microwave and plate warmer, fridge, freezer, wine cooler and dishwasher. The living space features a media wall with recess for television and contemporary living flame effect fire.

### UTILITY ROOM

Fitted with a range base and eye level units with worktop space over, washing machine with tumble dryer above, cupboard housing the underfloor heating manifolds and hot water cylinder. Glazed door providing access to the terrace and garden.

### RECEPTION ROOM

A versatile and multi-purpose room with deep windows to the front and side aspects, together with glazed door with adjoining full height window providing views and access to the garden.

### SNUG

Deep window to the front aspect overlooking the driveway and surroundings.

### CLOAKROOM

Comprising wall-hung WC, vanity wash basin and obscure glazed window.

## FIRST FLOOR

### GALLERIED LANDING

The landing enjoys stunning views over the surrounding countryside via the extensive glazing to the front elevation.

### BEDROOM 1

A vaulted room with elevated views to the front aspect over the surrounding countryside. Fitted with a range of wardrobes and door to:

### EN SUITE

Comprising free-standing roll top bath, twin vanity wash basins, wall-hung WC, large shower enclosure and obscure glazed window.

### BEDROOM 2

Wide window to the rear aspect with views over the garden and the adjoining paddocks.

### EN SUITE

Comprising wall-hung WC, vanity wash basin, shower enclosure and obscure glazed window.

### BEDROOM 3

Window to the rear aspect with views over the garden and adjoining paddocks.

### BEDROOM 4

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

### BEDROOM 5

Window to the rear aspect with views over the paddocks.

### BATHROOM

Contemporary suite comprising free-standing bath, wall-hung WC, vanity wash basin, shower enclosure and obscure glazed 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. The property is accessed via an electrically operated sliding gate which opens to a gravelled driveway providing off-street parking and access to the detached double garage with EV charging point.

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.

## DETACHED DOUBLE GARAGE

The garage is built to a high standard and of sizeable proportions with an electric roller shutter door providing vehicular access from the driveway and a personal door with adjoining window to the garden. The garage is plastered and has power and lighting connected. To the rear of the garage is a door and staircase rising to the first floor and a further door providing direct access from the garden. On the first floor is a landing with door to:

### OFFICE/STUDIO

An extremely versatile space offering a number of uses, including home office, gym or a 6th bedroom (if required). Window overlooking the driveway and surroundings, together with Velux skylights providing natural light and further views. There is a small kitchen area with a sink and a shower room with shower enclosure, WC, wash basin and Velux window providing natural light.

### 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 - 3588.90 sqft plus annexe 411.61 sqft (Total 4000.51 sqft)
- 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   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £1,500,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Uttlesford

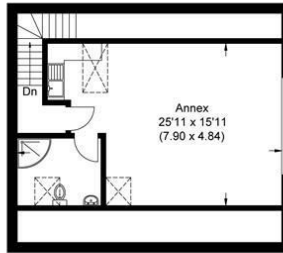




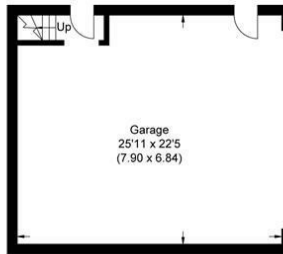




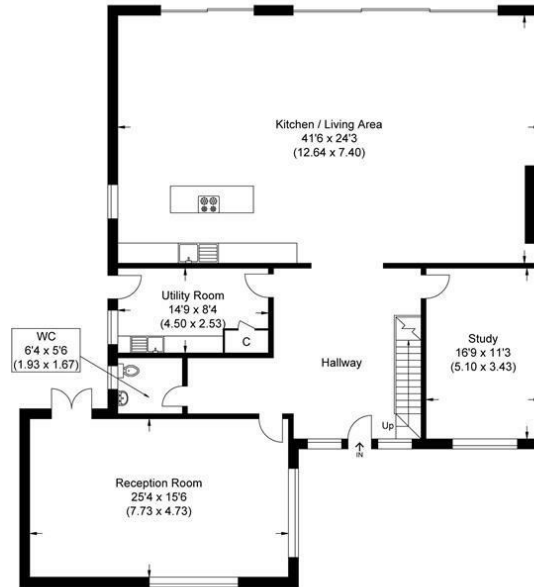
Approximate Gross Internal Area  
333.42 sq m / 3588.90 sq ft  
Annex Area 38.24 sq m / 411.61 sq ft  
(Excludes Garage)  
Garage Area 54.03 sq m / 581.57 sq ft



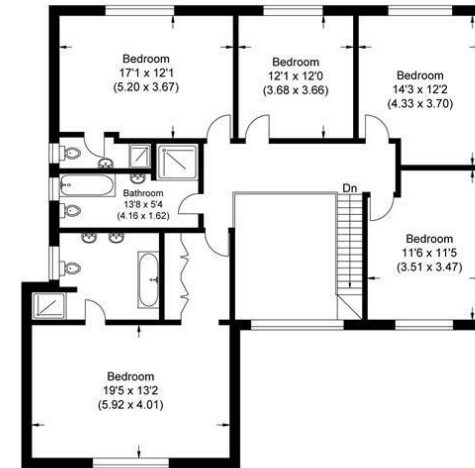
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Annex Area 38.24 sq m / 411.61 sq ft

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](http://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.

