



Hempstead Road, Radwinter, CB10 2TQ

**CHEFFINS**



# Hempstead Road

Radwinter,  
CB10 2TQ

5 3 2

**Guide Price £1,100,000**

- Detached new home
- High specification throughout
- Approx. 2,688 sqft
- Southwest facing gardens
- Sought-after village location

One of a pair of bespoke detached five-bedroom houses built by a highly reputable and established local developer. The property enjoys well proportioned accommodation and high specification throughout, with a large adjoining garage, southwest-facing garden together with a pleasant outlook over the nature reserve to the front.





## 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**

- Intruder Alarm – PIR Sensor with Code, PIN, Remote and App Arming/Disarming options
- FTTC Broadband enabled
- CAT6 Wifi Data Network for full home connectivity
- Private EV charging point
- PV Solar panels contributing to the electric supply
- Zonal underfloor heating (on ground floor) controlled via room stats and wireless connectivity
- 10 year structural defect warranty

PLOT 1 (LEFT HAND SIDE) ACCOMMODATION COMPRISES:

**GROUND FLOOR****ENTRANCE HALL**

A welcoming spacious entrance hall with entrance door with glazed panels to either side and a deep window overlooking the front aspect, staircase rising to the first floor with understairs storage cupboard.

**SITTING ROOM**

A generous reception room with log burning stove on a slate hearth, bi-folding glazed doors with adjoining window providing access onto the terrace and garden, 5-amp lighting circuit and engineered oak flooring.

**KITCHEN/BREAKFAST ROOM**

Comprising a range of base and eye level units with a central island with quartz worktops, ceramic sink unit, breakfast bar and Siemens appliances incorporating an induction hob, oven, microwave, full height fridge, wine cooler and dishwasher. A wide window providing a good degree of natural light and views to the front aspect.

**UTILITY ROOM**

Fitted with a range of base and eye level units with

quartz worktop, sink unit, space for washing machine and tumble dryer, space for an American style fridge freezer with ice making facility and glazed door providing access to the terrace and garden.

**SNUG**

A multi-purpose room with glazed bi-folding doors providing access and views onto the terrace and garden. Engineered oak flooring.

**CLOAKROOM**

Comprising wall mounted WC with hidden cistern, vanity wash basin, heated towel rail and obscure glazed window.

**FIRST FLOOR****LANDING**

An expansive landing with a pair of windows to the front aspect with pleasant views over the nature reserve, built-in airing cupboard housing the pressurised hot water system and shelving.

**BEDROOM 1**

Window to the rear aspect overlooking the garden.

**EN SUITE**

Comprising a large walk-in shower enclosure, vanity wash basin, low level WC, heated towel rail and obscure glazed window.

**BEDROOM 2**

Window to the rear aspect overlooking the garden.

**EN SUITE**

Comprising a walk-in shower enclosure, vanity wash basin, low level WC, heated towel rail.

**BEDROOM 3**

Window to the rear aspect overlooking the garden.

**BATHROOM**

Comprising a contemporary free-standing bath, vanity wash basin, low level WC, large shower enclosure, heated towel rail, obscure glazed window.

**BEDROOM 4**

Window to the front aspect with a pleasant outlook.

**BEDROOM 5**

Window to the front aspect with a pleasant outlook.

**OUTSIDE**

The property overlooks a pretty nature reserve to the front and enjoys a generous plot with an extensive parking area and garage. Adjoining the rear of the property is a natural stone terrace with an adjoining lawn and shrubs.

**AGENT'S NOTES**

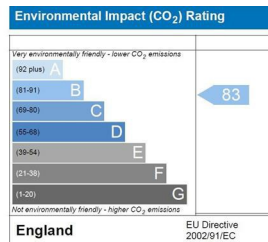
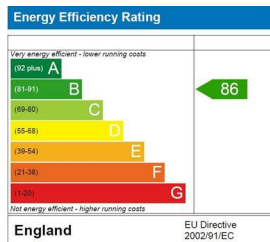
- Tenure – Freehold
  - Council Tax Band – Rate not yet available
  - Property Type – Detached House
  - Property Construction – Brick with tiled roof
  - Number & Types of Room – Please refer to the floorplan
  - Square Footage – 2,688.39 sqft plus garaging
  - Parking – Garage and driveway
- UTILITIES/SERVICES
- Electric Supply – Mains
  - Water Supply – Mains
  - Sewerage – Mains
  - Heating – Oil fired boiler with radiators
  - Broadband – FTTC
  - Mobile Signal/Coverage – OK
  - Rights of Way, Easements, Covenants – there will be a right of access over the driveway for neighbouring property (maintenance costs shared)
  - Accessibility / Adaptations – Mobility thresholds

**VIEWINGS**

By appointment through the Agents.







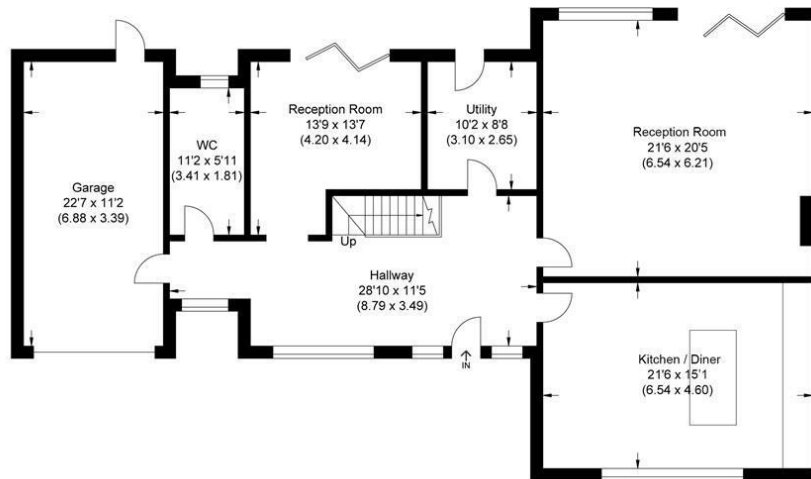
Guide Price £1,100,000  
Tenure - Freehold  
Council Tax Band - New Build  
Local Authority - Uttlesford



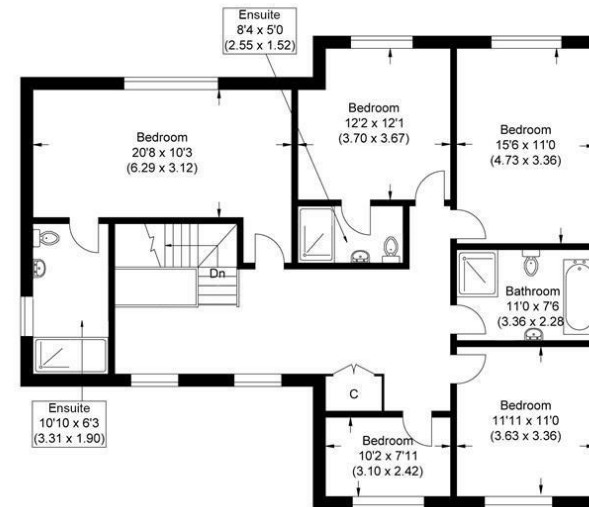




Approximate Gross Internal Area  
249.76 sq m / 2688.39 sq ft  
(Excludes Garage)  
Garage Area 23.36 sq m / 251.44 sq ft



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.

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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.

