



Water Lane, Radwinter, CB10 2TX

**CHEFFINS**



## Water Lane

Radwinter,  
CB10 2TX

- Grade II Listed cottage
- Numerous character features
- Sitting room with fireplace
- Four bedrooms
- Stunning gardens
- Adjoining open countryside

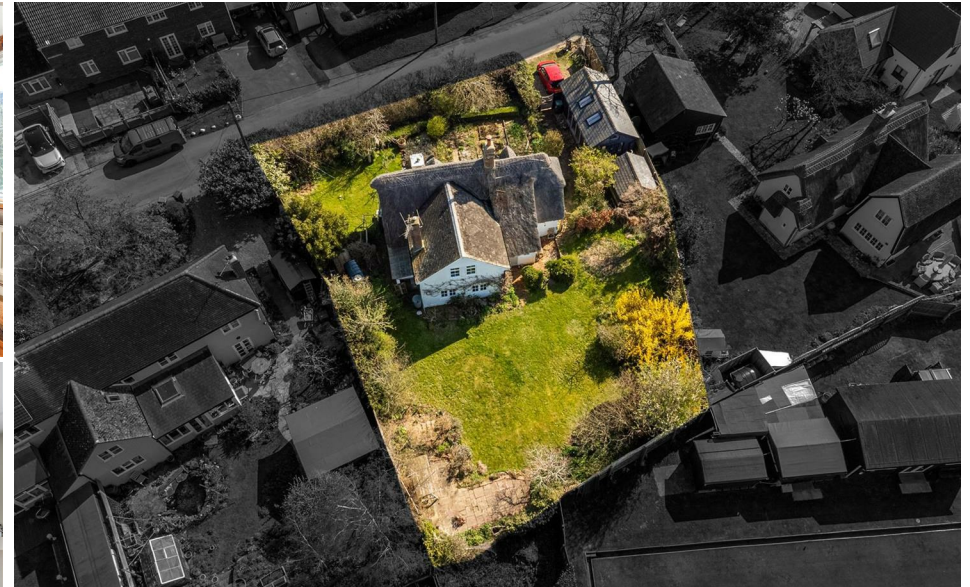
A charming, Grade II Listed, detached cottage enjoying a wealth of original features including exposed timbers and fireplace. In addition, there is a useful garden studio and mature, well-kept gardens.

4 2 2

**Guide Price £525,000**







## 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.



## GROUND FLOOR

### ENTRANCE PORCH

Timber entrance door with windows to either side, exposed brick flooring and doorway to:

### HALLWAY

Staircase rising to the first floor with understairs cupboard, exposed timbers, tiled flooring, window to the front aspect and timber doors to adjoining rooms.

### SITTING ROOM

Secondary glazed window to the front aspect overlooking the garden, impressive fireplace with an inset stove and exposed brickwork, exposed timbers and fitted shelving. Timber door to:

### DINING/FAMILY ROOM

A versatile, multi-purpose room with windows to the front and side aspects enjoying views over the garden, exposed timbers and timber stable door to:

### UTILITY/BOOT ROOM

Timber door providing access to the rear garden and windows to the rear and side aspects enjoying views over the garden. Exposed brick flooring, worktop space with space and plumbing for washing machine below and shelving above. Door to:

### KITCHEN/BREAKFAST ROOM

A well-proportioned room fitted with a range of units with solid woodblock work surface, stainless steel sink unit, induction

hob, built-in oven and microwave above and space for fridge freezer. Windows to two aspects enjoying views over the garden and door returning to the hallway.

### BATHROOM

Comprising panelled bath, WC, wash basin with hidden cistern, part tiled walls, exposed timbers and obscure glazed window.

### FIRST FLOOR

#### LANDING

Window to the side aspect, exposed timbers, impressive exposed floorboards and timber doors to adjoining rooms.

#### BEDROOM 1

Window to the front aspect overlooking the garden, a wealth of exposed timbers and impressive exposed floorboards. Door to:

#### BEDROOM 2

Exposed timbers and windows to the front and side aspects providing a good degree of natural light. Small door providing access to the eaves storage space.

#### BEDROOM 3

Window to the rear aspect with views over the garden, adjoining countryside and village bowls club. Built-in wardrobes and door to:

#### BEDROOM 4

Window to the rear aspect with pleasant

views, exposed floorboards and built-in wardrobe.

### SHOWER ROOM

Comprising shower enclosure, pedestal wash basin, WC with hidden cistern, exposed timbers and floorboards and window to the side aspect.

### OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking, in turn leading to the gardens which are a particular feature of the property and have been lovingly maintained over a number of years. A brick path leads around the house with well-stocked flower and shrub beds, also leading to the rear garden. The rear garden is mainly laid to lawn with mature beds with planting and shrubs, also enjoying views over the adjoining farmland.

### GARDEN OFFICE/STUDIO

Within the front garden is an excellent garden office/studio offering a multitude of uses, dependent upon needs. Fully insulated and heated with electric heaters, the studio enjoys an excellent degree of natural light via full-height double glazed panels, skylights and further windows. It would work as an artist's studio or workspace for a number of people. To the rear of the studio is a useful store.

### VIEWINGS

By appointment through the Agents.









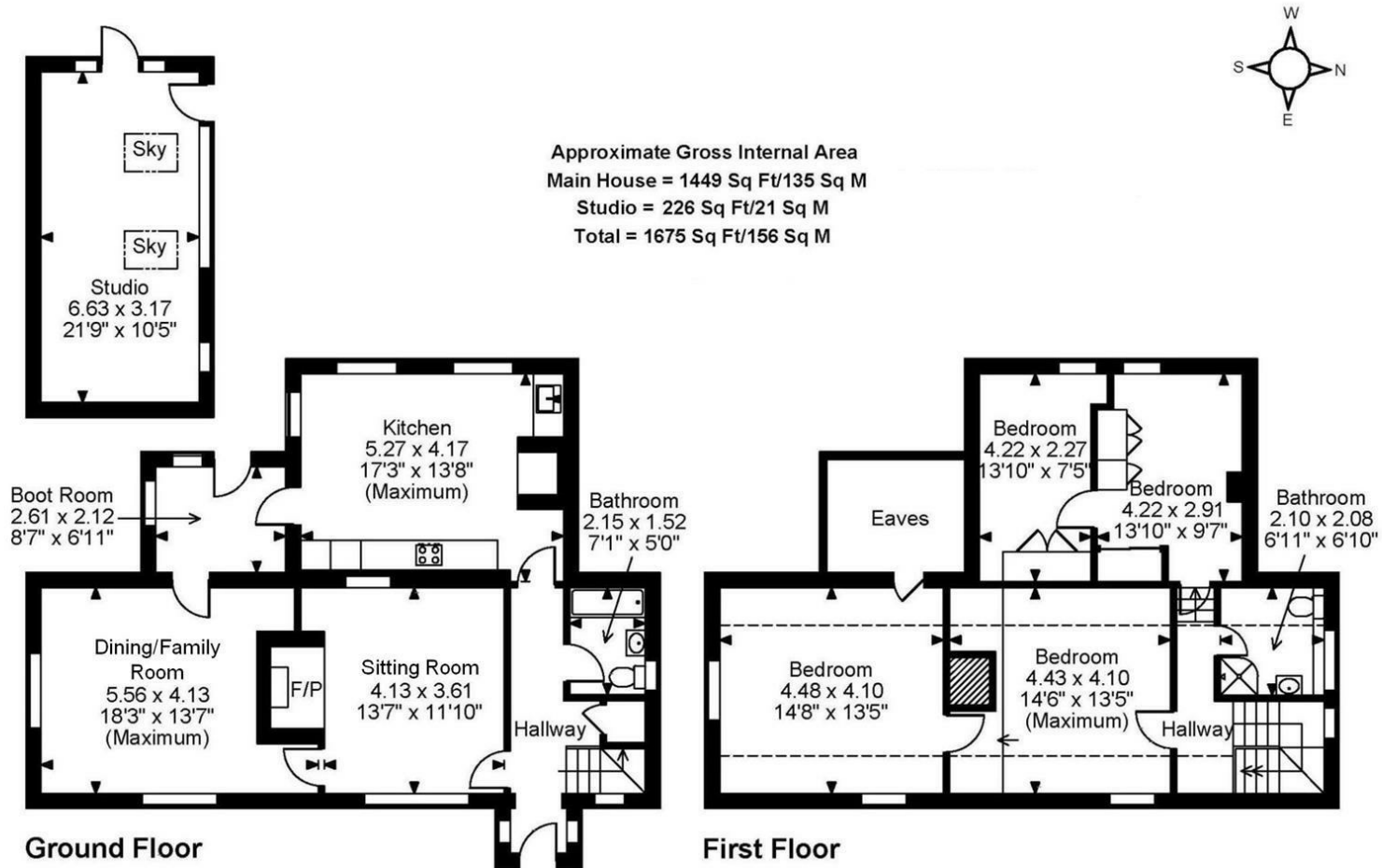


Guide Price £525,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - Uttlesford









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.

