



Water Lane, Radwinter, CB10 2TX

CHEFFINS

Water Lane

Radwinter,
CB10 2TX

- Characterful cottage
- Two bedrooms
- Ample off street parking
- Idyllic village location
- 0.27 of an acre plot
- Grade II Listed

A handsome Grade II Listed cottage situated in an idyllic village location. The property offers a wealth of period features, together with a mature plot that extends to 0.27 of an acre with pleasant views.

2 1 2

Offers In Excess Of £450,000





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

Entrance door and window to the front aspect. Door to:

SNUG

Window to the front aspect, Inglenook fireplace, doors to adjoining rooms and staircase rising to the first floor.

SITTING ROOM

Glazed French doors opening to the garden, window to the front aspect and feature redbrick fireplace.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, space for a range style cooker with extractor hood above, stainless steel sink, space and plumbing for a slimline dishwasher and an American style fridge freezer.

Window to the rear aspect and door leading to:

REAR HALLWAY

Part-glazed external door, built-in storage cupboard with space and plumbing for a washing machine, further storage cupboard with hanging rail. Door to:

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, P-shaped bath with dual shower heads over and obscure glazed window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, fitted-storage cupboard and window to the front aspect.

VAULTED BEDROOM

Window to the side aspect and door to:

WC

Comprising ceramic wash basin and low level WC.

BEDROOM 2

Window to the side aspect.

OUTSIDE

The property is approached via a gravelled driveway providing off-street parking for several vehicles and a pod point EV charger. The garden features a gravelled terrace for al fresco entertaining, with mature beds bordering. It is predominantly laid to lawn with a number of established trees and an timber bridge over the stream creating an attractive focal point.

DETACHED TIMBER FRAMED STUDIO

Window to the rear aspect, electric heaters and power and lighting connected.

DETACHED SUMMERHOUSE

French doors and window to the front, power and lighting connected.

VIEWINGS

By appointment through the Agents.

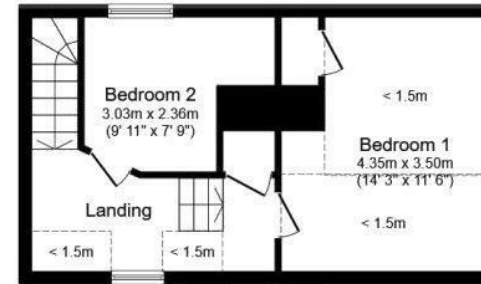






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Tenure - Freehold
Council Tax Band - D
Local Authority - Uttlesford



**Ground Floor****First Floor**

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.

