



Grove Barn, Finchingfield Road, Saffron Walden, CB10 2PR

CHEFFINS

Grove Barn

Finchingfield Road, Saffron
Walden,
CB10 0DD

- Newly converted barn
- Stunning vaulted kitchen/dining room
- Three bedrooms and two bathrooms
- Air source heat pump with underfloor heating throughout
- Good sized garden and private parking
- Beautiful countryside views

This stunning, detached barn conversion has been meticulously designed and finished to a high standard. It seamlessly blends original features with high-quality contemporary finishes, notably a bright, vaulted kitchen/reception room and ample natural light throughout. Set in a beautiful, rural location with far reaching countryside views.

3 2 2

Guide Price £775,000





LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

Grove Barn forms part of a small, high quality development by renowned local developer, Humphreys Homes (humphreyshomes.co.uk). The property has been converted to an exceptionally high standard and incorporates:

- Alarm System
- Air source heat pump with zoned underfloor heating
- Solid oak internal doors
- Exposed original timber framing
- Exposed brick plinths
- Kitchen supplied by Goddards Interiors
- EV charging point

GROUND FLOOR

ENTRANCE HALL

Fully glazed entrance door with adjoining glazed panel providing an abundance of natural light, with views through the kitchen/reception room to the outdoor space. Natural stone tiled flooring, built-in cupboard housing the pressurised hot water system and water softener, further built-in storage cupboard and utility cupboard with space and plumbing for washing machine with tumble dryer above.

CLOAKROOM

Comprising low level WC, wash basin and window enjoying views over the garden and farmland beyond.

KITCHEN/RECEPTION ROOM

A stunning living space with vaulted ceiling, open tread oak staircase rising to the galleried landing with glass balustrade and oak handrails. The room is flooded with natural light via a pair of glazed doors with adjoining glazed panels providing access and views to the

terrace and garden. The reception space has engineered oak flooring, with natural stone flooring in the kitchen area. The kitchen is fitted with an extensive range of base and eye level units with worktop space over and sink unit and a central island with prep-sink and breakfast bar. Integrated Neff appliances include oven, microwave, hob, fridge freezer and dishwasher and a Caple wine cooler. The kitchen also enjoys panoramic views over the garden and nearby countryside.

SITTING ROOM

An atmospheric room with a pair of glazed doors providing access to the terrace and window overlooking the garden. Engineered oak flooring and contemporary, free-standing stove with granite hearth.

FIRST FLOOR

GALLERIED LANDING

Exposed timber framing and views down to the kitchen/reception room.

BEDROOM 1

Window overlooking the garden, nearby countryside and woodland beyond and skylight providing additional natural light. Fitted shelving and door to:

EN SUITE

Comprising large shower enclosure, vanity wash basin, wall-hung WC, heated towel rail, tiled walls and flooring and small window with views.

BEDROOM 2

Deep windows enjoying views over the garden and surrounding countryside and woodland.

BEDROOM 3

Window with pleasant views and skylight providing additional natural light.

BATHROOM

Comprising panelled bath with handheld shower attachment, separate shower enclosure, vanity wash basin, low level WC, heated towel rail and window with views.

OUTSIDE

The development is set in a stunning, rural location surrounded by open farmland and woodland. The property is accessed via a five-bar gate, in turn leading to a gravelled driveway providing extensive off-road parking. Adjoining the barn are a number of paved terraces providing al fresco entertaining space, together with a large lawned area with post and rail fencing and planted hedging.

AGENT'S NOTES

- Tenure - Freehold
 - Council Tax Band - To be reviewed
 - Property Type - Detached barn conversion
 - Property Construction - Timber frame and steel with tiled roof
 - Number & Types of Room - please refer to floor plan
 - Square Footage - 1,502 sqft
 - Parking - Driveway
 - Listed - The barn is Curtilage Listed
- UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Private sewerage treatment plant
 - Heating - Air source heat pump with underfloor heating and wood burner
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - Average

VIEWINGS

By appointment through the Agents.







Approximate Gross Internal Area
139.54 sq m / 1501.99 sq ft



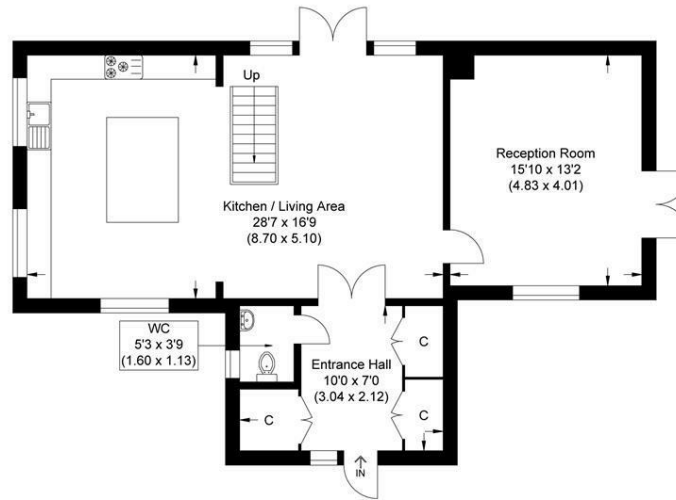
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 88 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Guide Price £775,000

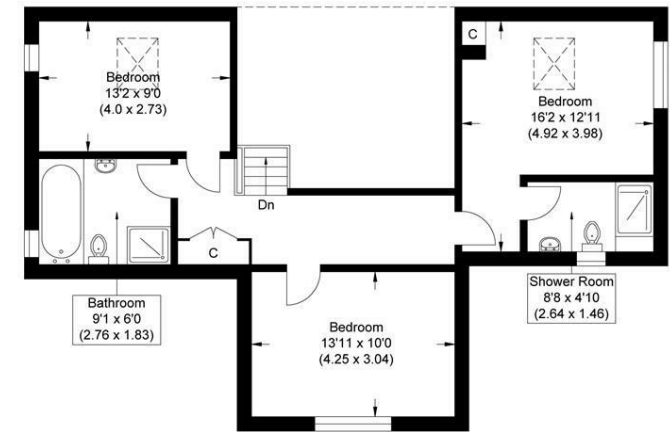
Tenure - Freehold

Council Tax Band - to be assessed

Local Authority - Uttlesford



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.