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Chapmans Cottage, Ashdon Road, Radwinter, Saffron Walden, CB10 2UA

A charming Grade II Listed thatched cottage set in a private location backing onto paddocks. The property offers a wealth of period features including exposed timbers and inglenook fireplace.

Guide Price **£495,000**

- Grade II Listed cottage
- Two reception rooms
- Well-appointed kitchen
- Four bedrooms
- Tucked-away location
- Backing onto paddocks



Radwinter 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.

ACCOMMODATION with approximate room sizes.

GROUND FLOOR

ENTRANCE HALL

Hardwood entrance door, leaded window to the side aspect, tiled flooring and doors to adjoining rooms.

CLOAKROOM

Comprising low level WC, vanity wash basin and leaded window to the side aspect.

STUDY

9' 4" x 6' 6" (2.84m x 1.98m)

Leaded window to the rear aspect.

SITTING ROOM

21' 6" x 13' 4" (6.55m x 4.06m)

A dual aspect room with leaded windows to the front and rear aspects and a glazed door opening to the rear terrace. A wealth of exposed timbers and an attractive inglenook fireplace. Glazed door to:

INNER HALL

Exposed brickwork and timbers, staircase rising to the first floor with leaded window to the side aspect and door to kitchen. Door to:

DINING ROOM

13' 7" x 11' 10" (4.14m x 3.61m)

A dual aspect room with leaded windows to the front and side aspects. A wealth of exposed timbers and brick fireplace.

KITCHEN/BREAKFAST ROOM

20' x 12' 4" (6.1m x 3.76m)

Fitted with a range of base and eye level units with granite work surface over, central island





with granite work surface over and four ring ceramic hood with extractor over, integrated oven, microwave, dishwasher and fridge freezer. Ceramic tiled flooring and serving hatch to the dining room. Triple aspect room with leaded windows to the rear and side aspects and a pair of leaded glazed doors opening to the rear terrace. Door to:

UTILITY ROOM

Space and plumbing for automatic washing machine, floor mounted oil fired boiler, fitted shelving and tiled flooring. Glazed stable door to the front aspect.

FIRST FLOOR

LANDING

Leaded window to the side aspect, exposed floorboards and brick chimney breast.

BEDROOM 1

15' 8" x 10' (4.78m x 3.05m) max (sloping eaves). A dual aspect room with leaded windows to the side and rear aspects with views over the



garden to the countryside beyond. Exposed floorboards and door to:

EN SUITE SHOWER ROOM

Comprising recessed shower enclosure, wash basin, low level WC and exposed floorboards.

BEDROOM 2

13' 10" x 10' 9" (4.22m x 3.28m) max (sloping eaves).

Leaded window to the side aspect, built-in cupboards and a wealth of exposed timbers.

BEDROOM 3

13' 2" x 10' 9" (4.01m x 3.28m) max (sloping eaves). A dual aspect room with leaded windows to the side and rear aspects with views over the garden to the countryside beyond. Built-in wardrobe and cupboards and exposed timbers and floorboards.

BEDROOM 4

8' 9" x 7' 5" (2.67m x 2.26m) max (sloping eaves). Leaded window to the front aspect, exposed chimney breast and floorboards.

BATHROOM

9' 6" x 8' 7" (2.9m x 2.62m)

Quality suite comprising roll top bath with claw feet, low level WC and pedestal wash basin. Leaded window to the side aspect, part-wood panelled walls, exposed floorboards and built-in airing cupboard housing the hot water cylinder and slatted shelving.

OUTSIDE

The property is set in a private, tucked-away position and set well-back from the road. To the front of the property is an extensive gravelled driveway with picket fence to the front and a

garden which is predominantly laid to lawn with flower beds, shrubs and trees. The rear garden is predominantly laid to lawn with views over the adjoining countryside, mature willow tree, apple tree, timber shed and a sunken terrace adjoining the rear of the property.

DETACHED WORKSHOP

17' 6" x 8' 4" (5.33m x 2.54m)

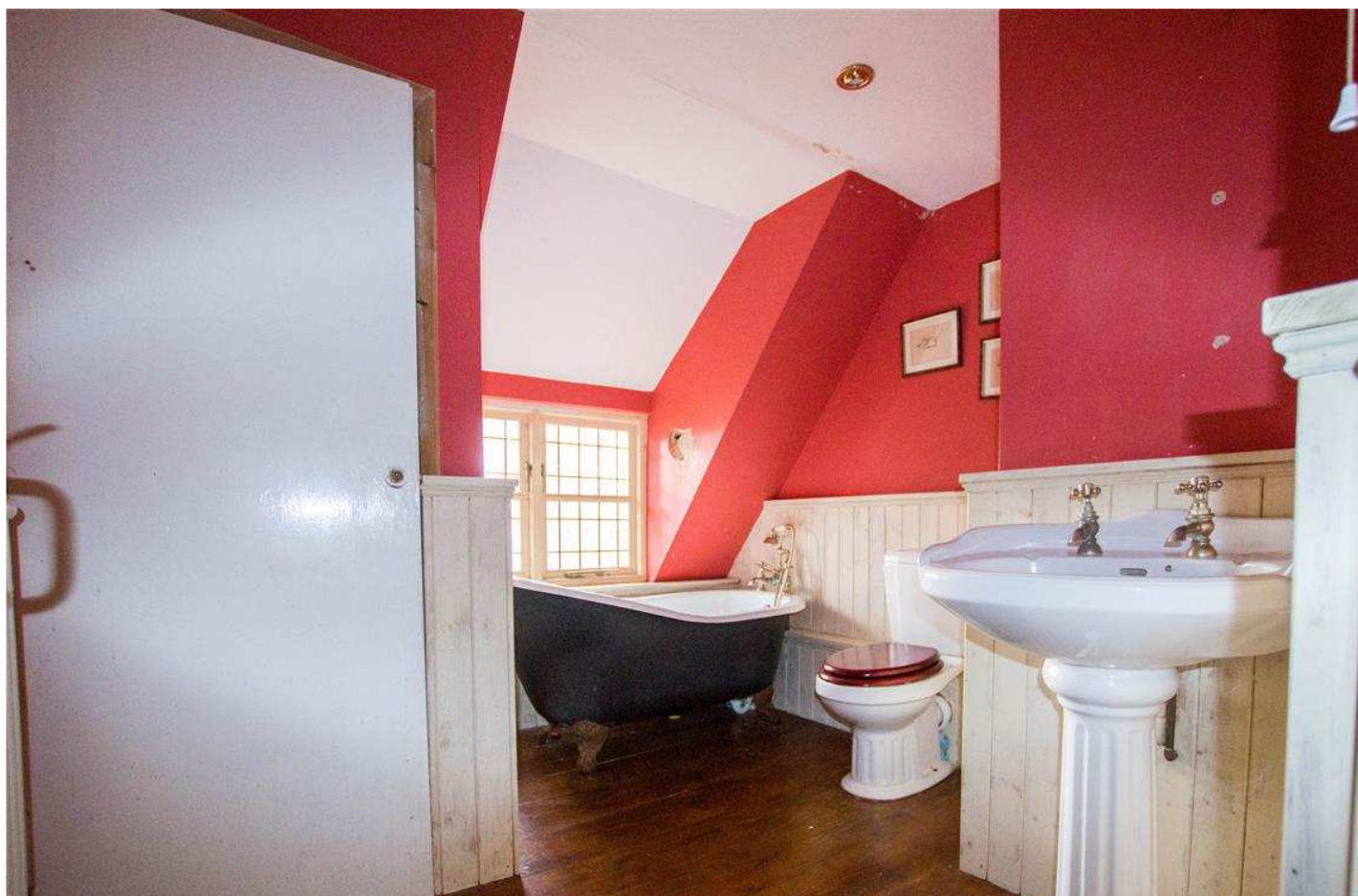
Formerly a garage, currently used for storage with up and over door to the front, stable door to the side, leaded window to the rear and power and lighting connected.

AGENT'S NOTE

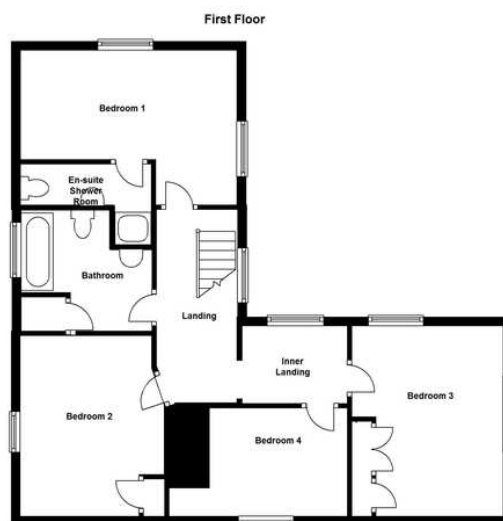
There is further land of 0.25 of an acre on the opposite side of the road which is available by separate negotiation.

VIEWINGS

Strictly by appointment with the Agents.







Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

EPC EXEMPT

Council Tax Band: G

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.