



Orchard House, Roman Road
CB10 2TF



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RESIDENTIAL & COMMERCIAL AGENTS

Orchard House

Roman Road | Radwinter | CB10 2TF

Guide Price £1,350,000

- A substantial five bedroom detached new build home with accommodation extending to 3,729 sqft
- Four further double bedrooms
- Double garage
- Superb open plan kitchen/dining/living area
- Secure gated driveway
- Generous dual aspect sitting room
- Wonderful countryside views
- Principal bedroom suite with dressing area and four piece en suite
- No upward chain

The Property

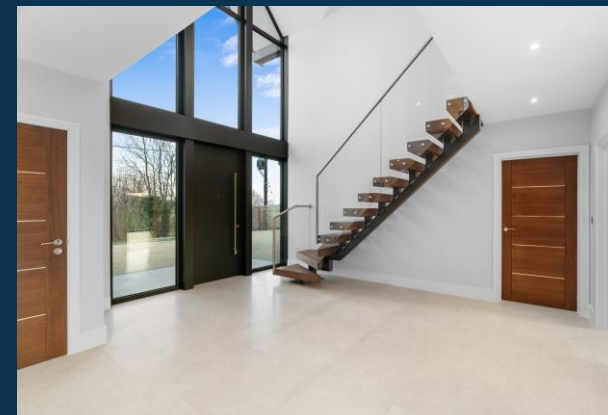
A stunning newly built five-bedroom, three bathroom detached property which has been finished to a high standard throughout. The well-proportioned accommodation extends to approximately 3729sqft with uninterrupted countryside views, gated driveway and double garage.

The Setting

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 and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

The Accommodation

In detail the property comprises an entrance door with bespoke full height glazing opening into an impressive, vaulted reception hall with large built-in storage cupboard, contemporary open tread centrespine staircase rising to first floor, cloakroom and doors to the adjoining rooms. A generous dual aspect sitting room benefits from sliding doors providing access and views onto the terrace, garden and paddocks beyond, media wall with recess for T.V. and flush fit flame effect fireplace. A versatile second reception room has a window to front aspect. The kitchen/dining/living room is the real hub of the home and a wonderful open plan contemporary living space. The kitchen comprises an extensive range of base and full height units together with quartz worktops and undermounted sink unit. Integrated Bosch appliances





include oven, wine cooler, dishwasher and induction hob. A large central island provides additional preparation space and the room is filled with natural light from the sliding doors overlooking the terrace and garden beyond and a large central skylight, three further skylights. A well-proportioned utility room is fitted with a matching range of eye and base level units with quartz worksurface and undermounted sink unit. There is space and plumbing for a washing machine and tumble dryer with adjoining window, door providing access to the outside space and cupboard housing pressurised hot water cylinder.

The first-floor galleried landing benefits from glass balustrade and views through the bespoke full height arched window with doors to the five double bedrooms and the family bathroom. The superb principal suite is a substantial vaulted bedroom with Juliet balcony enjoying views with further window to side aspect and skylight, large walk-in wardrobe with skylight and ensuite. Comprising a large shower enclosure, W.C, wash hand basin, freestanding roll top bath and skylight. Bedroom two has a window to rear aspect with views over the adjoining paddocks and door to ensuite. Comprising large shower enclosure, W.C and wash basin. A third double room has a window to rear aspect with views over the adjoining paddocks. Bedroom four is a double room with windows to rear aspect with views over the adjoining



paddocks. The fifth double bedroom has a window to front aspect with views over the surrounding farmland and countryside. The family bathroom comprising shower enclosure, freestanding bath, wash hand basin and W.C.

Outside

The property is accessed via electric gates which open onto a generous resin driveway providing ample off-street parking. The garage has an electric up and over door with light and power connected. Gated side access leads to the rear of the property which is laid mainly to lawn with post and rail fencing maximizing the wonderful countryside views. A good size paved terrace provides an ideal space for alfresco dining and outdoor entertaining.

Services

Mains electric, water and drainage are connected.
Private drainage system connected.

Tenure – Freehold

Property Type - Detached

Property Construction – Timber frame, render, brick
and tiled roof

Local Authority – Uttlesford District Council

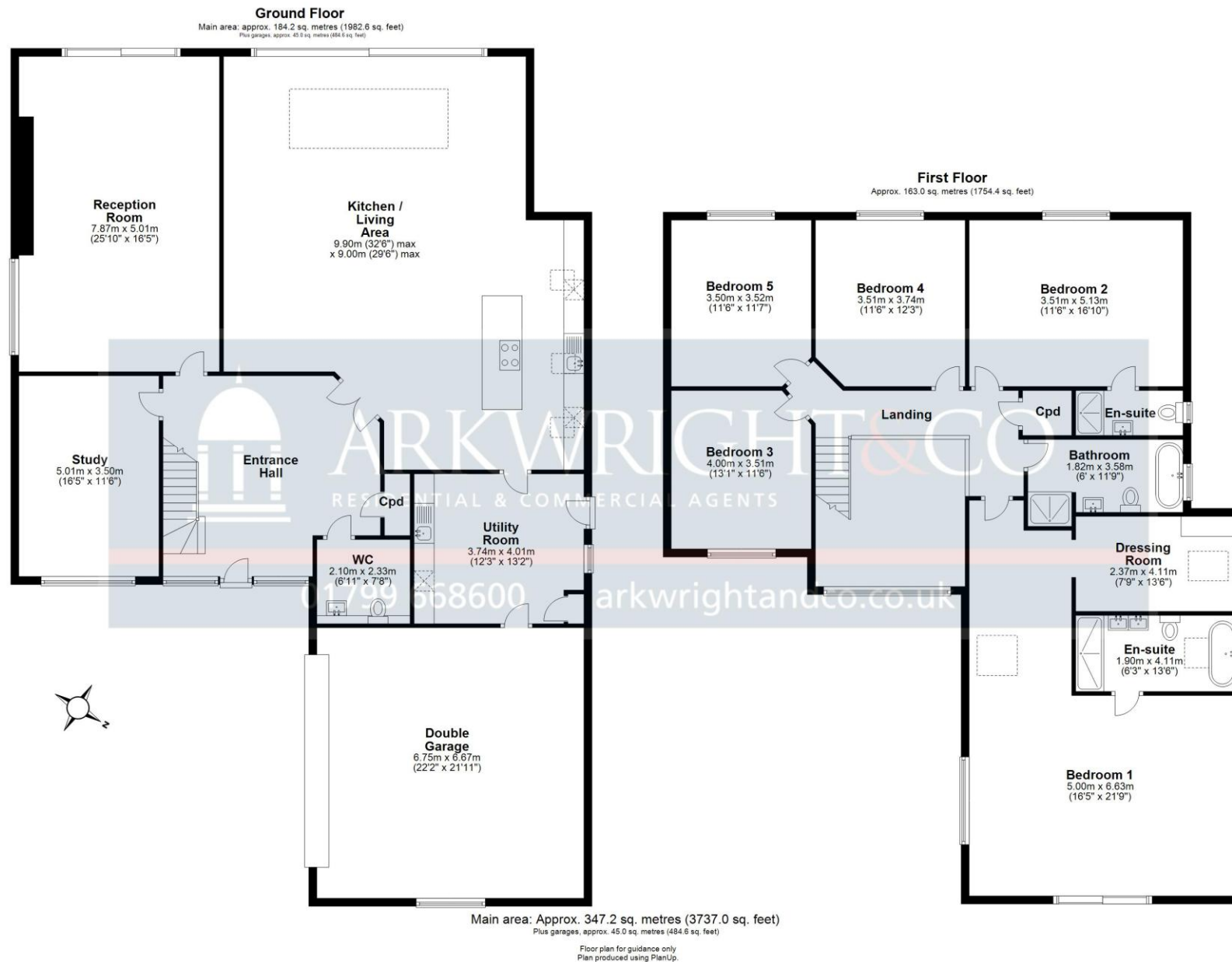
Council Tax – To be assessed

EPC – To be assessed









Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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