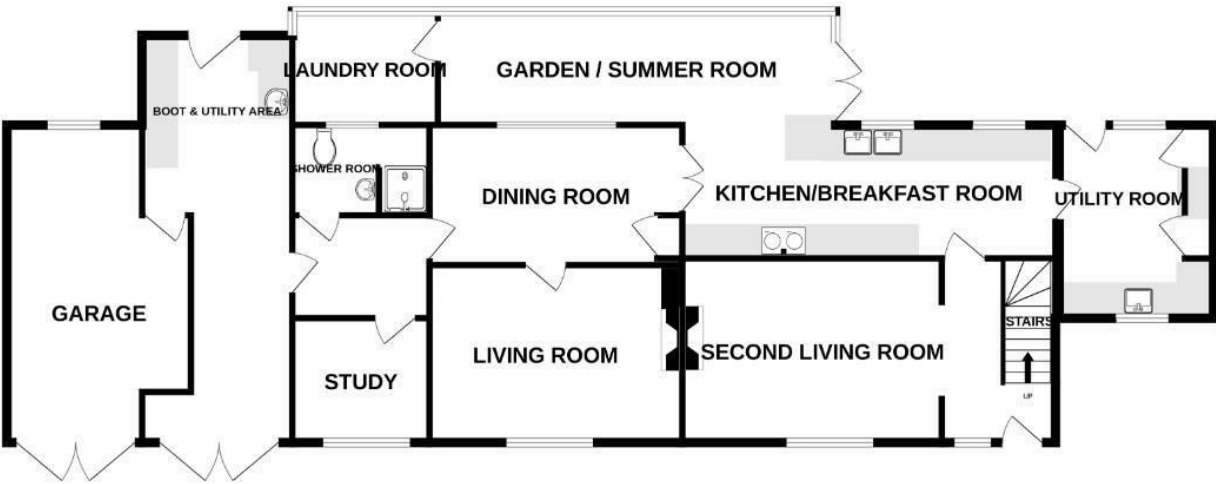


1ST FLOOR
823 sq.ft. (76.4 sq.m.) approx.



GROUND FLOOR
1706 sq.ft. (158.5 sq.m.) approx.



TOTAL FLOOR AREA : 2529 sq.ft. (234.9 sq.m.) approx.
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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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GOLDEN LANE,, RADWINTER, SAFFRON WALDEN
OFFERS OVER £1,250,000



GOLDEN LANE, RADWINTER SAFFRON WALDEN

Nestled on a no through road in the charming village of Radwinter, just a stone's throw from Saffron Walden, this splendid detached house offers an exceptional opportunity for family living. Set within approximately 3/4 of an acre of beautifully established gardens, the property provides a serene retreat, perfect for those who appreciate outdoor space and natural beauty.

Upon entering the main dwelling, you are greeted by a welcoming entrance hall that leads to a variety of reception rooms, including a spacious dining room, a comfortable living room, and a cosy lounge, perfect for family gatherings or entertaining friends. The well-appointed kitchen, accompanied by a utility room, ensures that all your culinary needs are met with ease. A delightful summer room adds a touch of brightness and warmth, making it an inviting space to relax and enjoy the views of the garden.

The ground floor also features a convenient garage, converted to a secondary hallway ideal for muddy boots after a countryside walk, a study for those who work from home, and a wet room, enhancing the practicality of this remarkable home. Ascending to the first floor, you will find five generously sized bedrooms, including a principal suite complete with an en-suite bathroom and a dressing room, providing a private retreat for relaxation.

In addition to the main house, the property boasts a separate annex building, thoughtfully designed over two floors. The ground floor comprises an entrance hall, a shower room, and a living room, offering additional living space that could serve as guest accommodation or a home office.

This delightful property is set in a peaceful location, surrounded by the picturesque countryside, yet conveniently close to local amenities. With its spacious layout and versatile living options, this home is a rare find and presents an excellent opportunity for those seeking a family residence in a tranquil setting.





Gardens

To the front of the property is a stone shingle driveway parking for multiple vehicles, there are laid to lawn areas with mature trees and flowers, the property has bordering flowerbeds & the front is enclosed by various hedgerows. To the rear of the property is a stone paved patio seating area leading onto a stone shingle walkway & timber trellising enclosed by a low level hedge, beyond this is a large laid to lawn garden with various bordering & ornamental hedges and trees, the property also benefits from a chicken coop with a timber storage shed.

Single Garage & In-out Driveway Parking

Single garage with double timber door, window & overhead storage, stone shingle driveway with parking space for various vehicles.

Additional Information

Oil central heating in main building, electric central heating in the annex, electric underfloor heating downstairs.

- **Five Bedroom House & Two Bedroom Annex**
- **Underfloor Heating**
- **Three Reception Rooms**
- **Kitchen & Utility Room**
- **Study**
- **En-Suite & Dressing Room**
- **Annex with Lounge, Kitchen & Bathroom**
- **Expansive Gardens**
- **Single Garage & Driveway Parking For Multiple Vehicles**
- **Beautiful Countryside Location Boasting Panoramic Views**

Dining Room

15'5" x 8'6" (4.7m x 2.6m)
Internal timber windows, storage cupboard, exposed timbers, underfloor heating, bespoke fitted storage cupboards, tiled flooring, ceiling mounted light fixture, various power points. Door to: living room, double doors to: kitchen area.

Living Room

15'5" x 11'9" (4.7m x 3.6m)
Double glazed timber window to front aspect with internal timber shutters, brick built fireplace, exposed timbers, wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points.

Kitchen Area

23'3" x 8'2" (7.1m x 2.5m)
Double glazed timber windows to rear aspect, bespoke fitted kitchen, various base and eye level units with granite worksurfaces over, double unit ceramic sink with mixer tap and boiling water tap, integrated dishwasher, American style fridge-freezer, Siemens low level combination oven / microwave with warming drawer below, electric two oven Aga with hotplates, siemens induction hob with two rings and extractor fan overhead, cutting board, various storage locations, engineered oak flooring, ceiling mounted light fixture, various power points.

Entrance Hall

11'1" x 7'2" (3.4m x 2.2m)
Timber door to front aspect, circular double glazed window to front aspect, under stairs storage cupboard, carpeted stairs to first floor landing, exposed timbers, wood wall panelling, inset spotlights, various power points.

Second Living Room

15'5" x 11'5" (4.7m x 3.5m)
Double glazed timber windows to front aspect with internal timber shutters, fireplace with mantelpiece, bespoke media centre unit, wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points, TV point.

Utility Room

12'1" x 8'2" (3.7m x 2.5m)
Stable timber door to rear aspect, double glazed timber window to front & rear aspect, various base and eye level units with timber worksurfaces, single unit ceramic sink with separate taps, space for tumble drier, low level whirlpool fan oven, seating area with coat & shoe storage, wall mounted radiator, tiled flooring, inset spotlights, various power points.

Summer Room

25'3" x 6'2" (7.7m x 1.9m)
Double glazed windows to various aspects, double glazed French doors to front & side aspects, access to linen room, partially tiled walls, engineered oak and tiled flooring, ceiling mounted light fixture, various power points.

Linen Room

Double glazed frosted windows to rear aspect, wall mounted radiator, worksurfaces & linen storage space, tiled floors, wall mounted light fixture.

Secondary Hallway

7'10" x 4'11" (2.4m x 1.5m)
Underfloor heating, tiled flooring, inset spotlight.

Wetroom

Internal feature window to summer room, three-piece suite, low level WC, wall mounted wash hand basin with mixer tap and low level storage, raised wetroom shower, wall mounted heated towel rail, tiled flooring, inset spotlight.

Study

8'2" x 7'10" (2.5m x 2.4m)
Double glazed timber window to front aspect with internal timber shutters, range of bespoke fitted storage units, quartz bespoke worktop, inset spotlights, various power points.

Garage Conversion / Boot Room

25'3" x 8'2" (7.7m x 2.5m)
Double timber doors to front aspect, access to garage, various base and eye level units with timber worksurfaces over, space for drinks refrigerator, inset circular sink with a mixer tap, inbuilt storage, access to utility board, underfloor heating, tiled flooring, inset spotlights, various power points.

First Floor Landing

21'11" x 3'7" (6.7m x 1.1m)
Double glazed timber window to side aspect, carpeted stairway with post and rail timber bannister, wood wall panelling and book shelving space, access to linen storage, access to partially boarded loft, carpeted flooring, inset spotlights, various power points.





Principal Bedroom
15'1" x 11'5" (4.6m x 3.5m)
Double glazed timber windows with internal timber shutters to rear aspect, exposed timbers, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Opens to en-suite, dressing room.

Dressing Room
8'6" x 6'2" (2.6m x 1.9m)
Double glazed timber window to front aspect with internal timber shutters, inset sink with low level storage, storage units, walk in wardrobe (2.6m x 1.6m) wall mounted radiator, carpeted flooring, inset spotlight, various power points.

En-Suite
Two-piece suite, low level WC, tile enclosed walk-in shower, wall mounted heated towel rail, inset shelving unit, timber flooring, extractor fan.

Bedroom Two
13'9" x 9'2" (4.2m x 2.8m)
Double glazed timber windows with internal timber shutters to front aspect, bespoke fitted wardrobes, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Bedroom Three
13'1" x 8'2" (4.0m x 2.5m)
Double glazed timber windows to rear aspect, double glazed Velux window with internal timber shutters to side aspect, eaves storage cupboards and bespoke fitted wardrobes with built in double bed, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Bedroom Four
10'5" x 8'6" (3.2m x 2.6m)
Double glazed timber windows with internal timber shutters to rear aspect, exposed timbers, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Bedroom Five
7'10" x 6'10" (2.4m x 2.1m)
Double glazed timber windows to front aspect with internal timber shutters, bespoke built in cupboard and shelving, wall mounted radiator, oak flooring, inset spotlight, various power points.

Family Bathroom
Double glazed timber window to rear aspect, low level WC, wall mounted wash hand basin with mixer tap, tiled enclosed bath with mixer tap, various integrated storage units, wall mounted heated towel rail, partially tiled walls, timber flooring, inset spotlights.

Annex: Living Room
18'0" x 13'9" (5.5m x 4.2m)
Double glazed bi-folding doors to rear aspect, double glazed timber windows to rear & front aspects, stairs to first floor landing, underfloor heating, wood laminate flooring, inset spotlights, various power points. Opening to kitchen.

Annex: Kitchen
Double glazed timber window with internal timber shutters to the front aspect, various base and eye level units with oak & granite effect worksurfaces over, space for low level fridge-freezer, space for washing machine, dishwasher, integrated hot point, electric double cooking unit with extractor fan over, breakfast bar seating for three people, wood laminate flooring.

Annex: Entrance Hall
6'2" x 5'10" (1.9m x 1.8m)
Double glazed timber window to rear aspect, oak timber door to side aspect, fuse box, tiled flooring, inset spotlights.

Annex: Shower Room
Double glazed timber window to rear aspect with internal timber shutters, low level WC, vanity wash hand basin with circular basin, low level storage and mixer tap, wet room shower, tiled flooring, tiled walls.

Annex: First Floor Landing
Double glazed UPVC Velux window, timber stairway with stainless steel handrail.

Annex: Bedroom One
12'9" x 10'5" (3.9m x 3.2m)
Double glazed UPVC Velux window, double glazed windows to front, rear & side aspects, Juliet balcony, electric wall mounted radiator, timber floor, various power points.

Annex: Bedroom Two
11'1" x 10'5" (3.4m x 3.2m)
Double glazed UPVC Velux window, double glazed windows to front, rear & side aspects, Juliet balcony, electric wall mounted radiator, timber floor, various power points.

