



Poplar Hall Princes Well, Radwinter Saffron Walden £595,000 **Freehold**



# Key Features



- Three Bedrooms
- Two Bathrooms
- Stunning Gardens
- Two Reception Rooms
- Charm and Character Features throughout

This beautifully presented part thatched cottage enjoys a peaceful location with views over open countryside to the front and rear. The current owner has sympathetically modernised and remodelled the home inside with a new kitchen and two new bathrooms. This home is full of character with 2 inglenook fireplaces, exposed beams and oak and traditional brick floors.

The entrance takes you into the hallway, presenting the living room to your left which has oak wooden floors, a beautiful inglenook fireplace and wood burner. The room has exposed beams and plenty of natural light with windows to front, rear and sides. Back to the entranceway and there is a door to a modern walk-in shower room with toilet and handbasin.

The kitchen has been recently replaced and



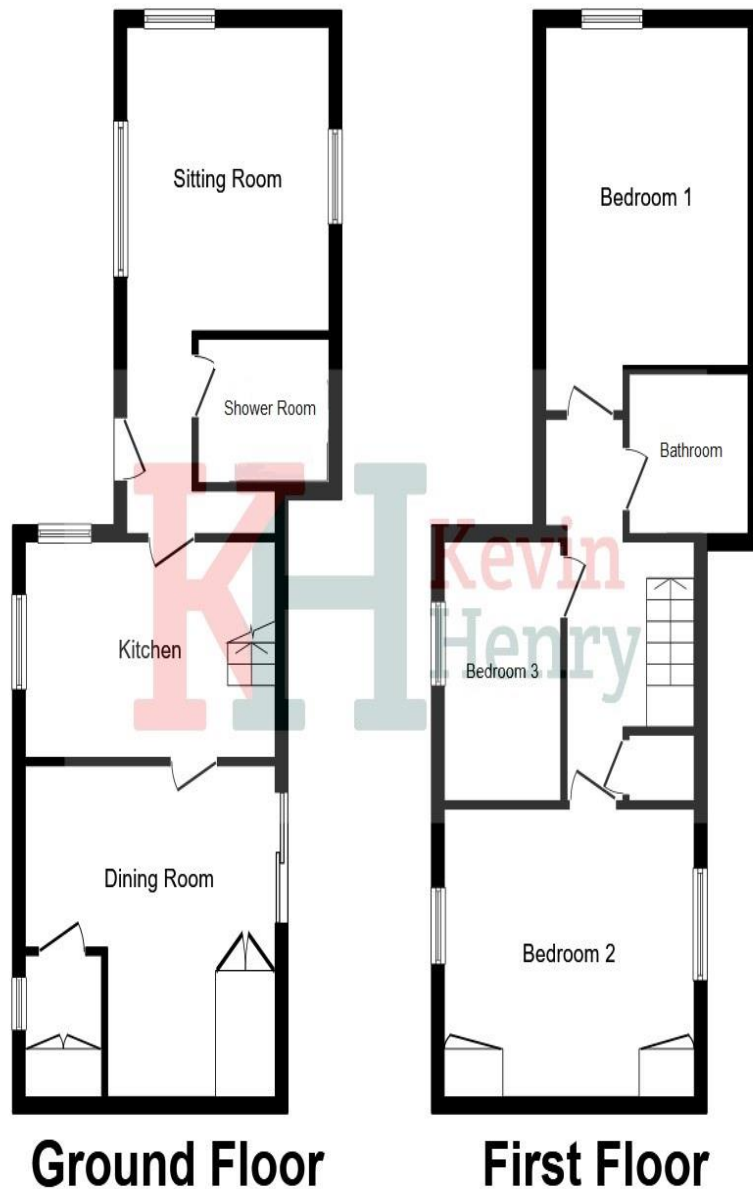
updated. Maintaining the character of the property, the oak kitchen offers ample wall and base units with worktops over inset sink and drainer, space for a range cooker which will remain with the property, tiled splashbacks.

A door leads to the older part of the property presenting a dual aspect, traditional brick floors and double doors leading out to the rear garden. There is plenty of storage in the dining room and in this space is an enclosed cupboard space housing the boiler. A small hallway is attached to the dining room which houses the original front door to the dwelling and two large storage cupboards.

On the first floor you will find three bedrooms, 2 double rooms with built in wardrobes (including 2 walk-in) and one single bedroom, plus a new modern bathroom. The landing has space for storage and an airing cupboard. Access is via stairs from the ground floor entrance which is finished with an ornate oak and cast-iron banister.

Outside the garden wraps around the cottage and is mainly laid to lawn with established hedge and shrub borders. Two storage sheds and a wood store complement the garden aspect.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Kevin Henry. Powered by www.focalagent.com

The large parking area has planning permission (UTT/23/2245/HHF) for a double garage with first floor living accommodation and provides secure off-road parking for 5 vehicles.

Radwinter is a popular and picturesque village, just six miles from the old market town of Saffron Walden, with easy access to mainline railway stations (trains to Liverpool Street and Cambridge). The village has a well-regarded primary school, pub/restaurant a beautiful church and recreation ground.

- Entrance
- Lounge
- 19'4 max x 12'9
- Kitchen
- 14'2 x 8'8
- Dining Room
- 14'1 x 12'9
- Shower Room
- Bedroom
- 14'7 x 12'9
- Bedroom Two
- 14'1 x 10'1
- Bedroom Three
- 10'6 x 6'5

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF102943 - 0004

