Hempstead Road, Radwinter, CB10 2TQ

CHEFFINS

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Radwinter,
CB10 2TQ

5 3 2

Guide Price £1,000,000

- Detached new home
- High specification throughout
- Approx. 2,688 sqft
- South-west facing garden
- Sought-after village location

One of an exclusive pair of bespoke detached five-bedroom homes, thoughtfully crafted by a highly regarded and well-established local developer. Offering spacious, well-proportioned accommodation, the property is finished to an exceptional specification throughout and features a generous adjoining garage, a southwest-facing rear garden, and an attractive outlook over the nature reserve to the front.

LOCATION

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

SPECIFICATION

• Intruder Alarm - PIR Sensor with Code, PIN, Remote and App Arming/Disarming options
• FTTC Broadband enabled
• CAT6 Wifi Data Network for full home connectivity
• Private EV charging point
• PV Solar panels contributing to the electric supply
• Zonal underfloor heating (on ground floor) controlled via room stats and wireless connectivity
• 10 year structural defect warranty

PLOT 2 (RIGHT HAND SIDE) ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

A welcoming spacious entrance hall with entrance door with glazed panels to either side and a deep window overlooking the front aspect, staircase rising to the first floor with understairs storage cupboard.

SITTING ROOM

A generous reception room with log burning stove on a slate hearth, bi-folding glazed doors with adjoining window providing access onto the terrace and garden, 5-amp lighting circuit and engineered oak flooring.

KITCHEN/BREAKFAST ROOM

Comprising a range of base and eye level units with a central island with quartz worktops, ceramic sink unit, breakfast bar and Siemens appliances incorporating an induction hob, oven, microwave, full height fridge, wine cooler and dishwasher. A wide window providing a good degree of natural light and views to the front aspect.

UTILITY ROOM

Fitted with a range of base and eye level units with quartz worktop, sink unit, space for washing machine and tumble dryer, space for an American style fridge freezer with ice making facility and glazed door providing access to the terrace and garden.

SNUG

A multi-purpose room with glazed bi-folding doors providing access and views onto the terrace and garden. Engineered oak flooring.

CLOAKROOM

Comprising wall mounted WC with hidden cistern, vanity wash basin, heated towel rail and obscure glazed window.

FIRST FLOOR

LANDING

An expansive landing with a pair of windows to the front aspect with pleasant views over the nature reserve, built-in airing cupboard housing the pressurised hot water system and shelving.

BEDROOM 1

Window to the rear aspect overlooking the garden.

EN SUITE

Comprising a large walk-in shower enclosure, vanity wash basin, low level WC, heated towel rail and obscure glazed window.

BEDROOM 2

Window to the rear aspect overlooking the garden.

EN SUITE

Comprising a walk-in shower enclosure, vanity wash basin, low level WC, heated towel rail.

BEDROOM 3

Window to the rear aspect overlooking the garden.

BATHROOM

Comprising a contemporary free-standing bath, vanity wash basin, low level WC, large shower enclosure, heated towel rail, obscure glazed window.

BEDROOM 4

Window to the front aspect with a pleasant outlook.

BEDROOM 5

Window to the front aspect with a pleasant outlook.

OUTSIDE

The property overlooks a pretty nature reserve to the front and enjoys a generous plot with an extensive parking area and garage. Adjoining the rear of the property is a natural stone terrace with an adjoining lawn and shrubs.

AGENT'S NOTE

• Tenure - Freehold
• Council Tax Band - Rate not yet available
• Property Type - Detached House
• Property Construction - Brick with tiled roof
• Number & Types of Room - Please refer to the floorplan
• Square Footage - 2,688.39 sqft plus garaging
• Parking - Garage and driveway

UTILITIES/SERVICES

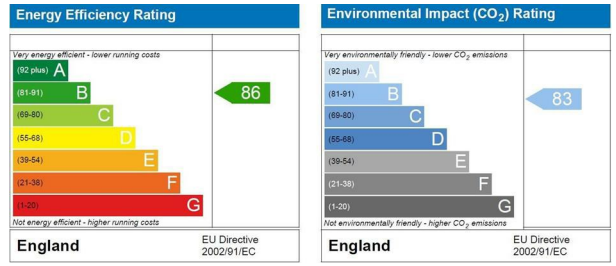
• Electric Supply - Mains
• Water Supply - Mains
• Sewerage - Mains
• Heating - Oil fired boiler with radiators
• Broadband - FTTC
• Mobile Signal/Coverage - OK
• Rights of Way, Easements, Covenants – 2 Plough Ridge has right of access over the driveway (maintenance costs shared)
• Accessibility / Adaptations - Mobility thresholds

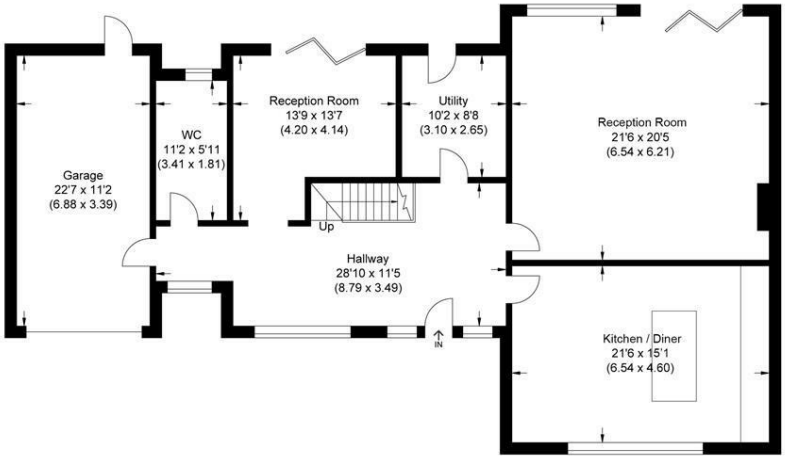
Please note, the internal images featured are from Plot 1 and have been CGI staged for illustrative purposes only.

VIEWINGS

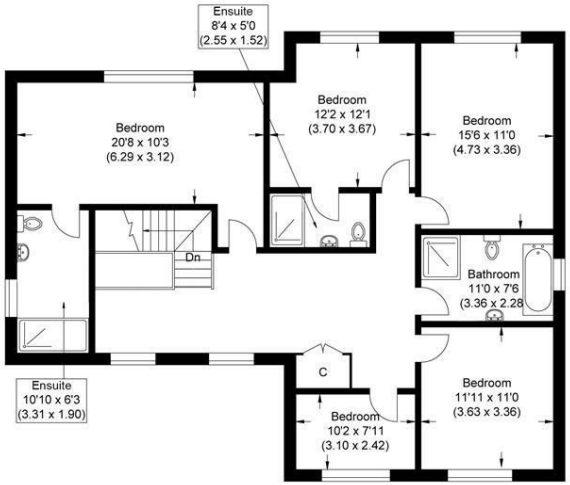
By appointment through the Agents.

Approximate Gross Internal Area
249.76 sq m / 2688.39 sq ft
(Excludes Garage)
Garage Area 23.36 sq m / 251.44 sq ft





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.