



PRESTIGE & VILLAGE

UK's finest properties

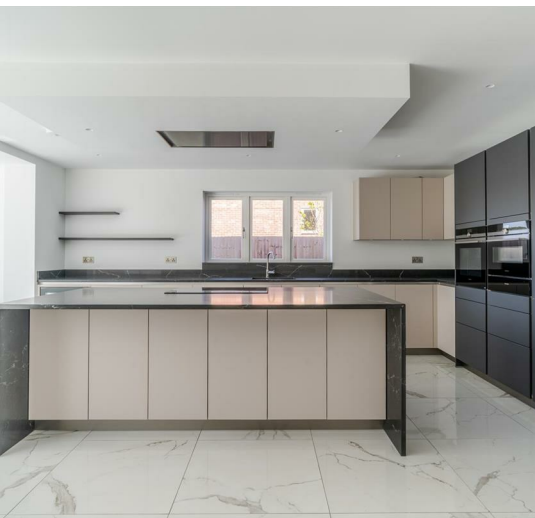
BOURN VALE, RADWINTER ROAD, SAFFRON WALDEN, CB10 2TA

Prestige & Village are excited to be able to offer this exceptional high quality, new detached executive 4/5 bedroom family home. Beautifully presented this spacious and airy home is situated in this bespoke cul-de-sac of just 4 properties and enjoys stunning views across rolling countryside. The property benefits from a three car garage/cart lodge, parking for several more vehicles and a beautiful west facing garden. The sought after village of Ashdon has it's own Pub (offering excellent food), primary school/nursery church and garage. Close to the historic Market Town of Saffron Walden with all it's excellent schools, 18 hole golf course, cafe's bars, pubs, restaurants, shops, leisure centre with swimming pool and Audley End Mainline Railway Station to Liverpool Street and Cambridge, easy access to M11 junction 8 at Bishop's Stortford as well as being only a short drive to London Stansted International Airport .





- Three Brand New Luxury 4/5 Bedroom Detached Executive Family Homes
- Luxury Fully Fitted Kitchen with Siemens Appliances
- Four Luxury Bath/Shower/Cloakrooms
- Three Large Reception Rooms
- Separate Utility Room with Mega Flow Water System
- Harlequin Rainwater Harvesting System
- 10 Year Build Warranty
- Cul-de-Sac Location of Only 4 Homes
- Air Source Heat Pump Supplying Central Heating & Domestic Hot Water
- Triple Garage/Cart Lodge with Parking for Several Vehicles





### ENTRANCE & DRIVEWAY

Leading to-

### TRIPLE CART LODGE/GARAGE

Two sections currently open as a cart lodge and a third part with electric roller shutter door for tool/machinery storage

### ENTRANCE HALL

Bright and spacious with stairs to first floor



### DOWNSTAIRS CLOAKROOM

Luxury suite

### LUXURY KITCHEN/BREAKFAST/ ENTERTAINMENT ROOM

36'8 x 17'6 (11.18m x 5.33m)  
Bright and airy family area with media wall and fully glazed on two aspects

### UTILITY ROOM

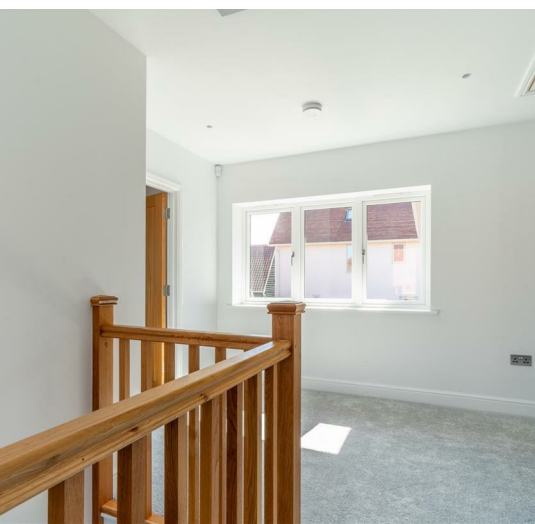
14'3 x 5' (4.34m x 1.52m)

### SITTING ROOM

28'3 x 17'5 (8.61m x 5.31m)  
Media Walls on both sides to allow for flexibility. Windows to front & rear aspects

### BEDROOM FIVE/SNUG

18'4 x 12'8 (5.59m x 3.86m)  
Window to front aspect



### FIRST FLOOR LANDING

Bright & Spacious. Access via fitted loft lady to part boarded loft void with power & light

### PRIMARY BEDROOM

19'2 x 13'3 (5.84m x 4.04m)  
Double Opening Glazed Doors with Juliet Balcony

### EN-SUITE SHOWER ROOM

Luxury Suite

### BEDROOM TWO

16'6 x 11'10 (5.03m x 3.61m)  
Window to rear aspect

### EN-SUITE SHOWER ROOM

Luxury Suite

### BEDROOM THREE

18'4 x 10'6 (5.59m x 3.20m)  
Window to front aspect

### BEDROOM FOUR

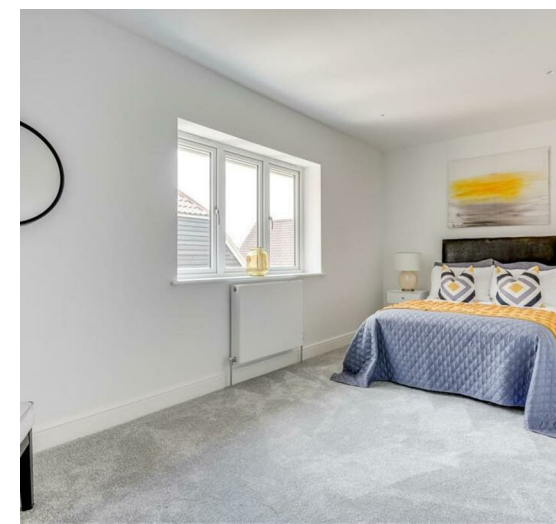
16'6 x 11'10 (5.03m x 3.61m)  
Window to front aspect

### FAMILY BATHROOM

Luxury Suite

### WESTERLY FACING GARDEN

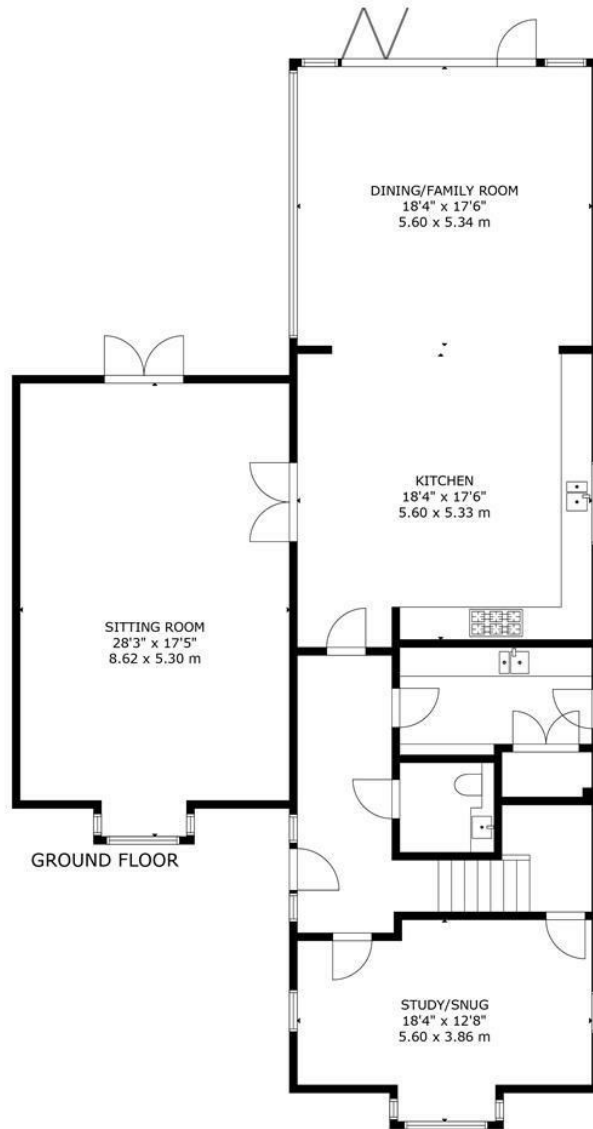
Incredible views of open rolling countryside



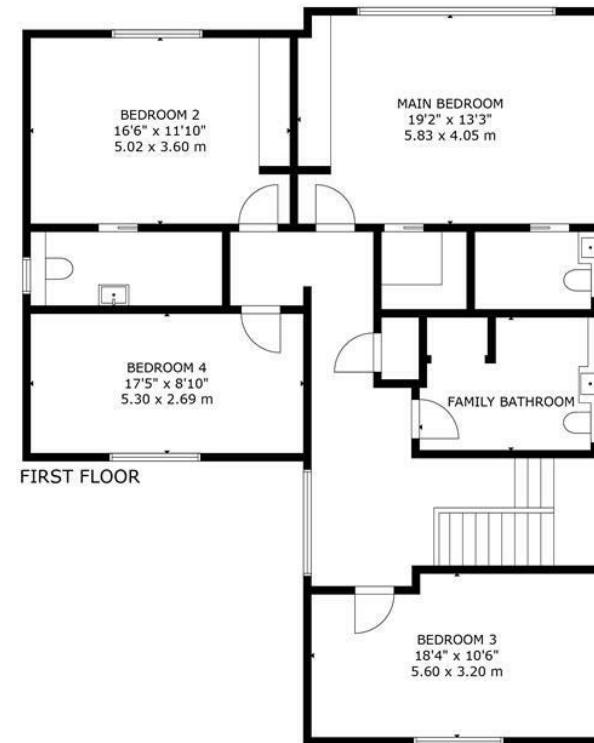


Band

| Energy Efficiency Rating                    |                         | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|---|-------------------------|---------|-----------|
| Why energy efficient - lower running costs  | 87                      | 88      |           | Why environmentally friendly - lower CO <sub>2</sub> emissions  |                         |         |           |
| £10,000                                     | A                       |         |           | £10,000   | A                       |         |           |
| £15,000                                     | B                       |         |           | £15,000   | B                       |         |           |
| £20,000                                     | C                       |         |           | £20,000   | C                       |         |           |
| £25,000                                     | D                       |         |           | £25,000   | D                       |         |           |
| £30,000                                     | E                       |         |           | £30,000   | E                       |         |           |
| £35,000                                     | F                       |         |           | £35,000   | F                       |         |           |
| £40,000                                     | G                       |         |           | £40,000   | G                       |         |           |
| Not energy efficient - higher running costs |                         |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           | England & Wales   | EU Directive 2002/91/EC |         |           |



**BOURNE VALE, ASHDON**  
Approximate Internal Area: 274.3m sq/ 2952 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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