



Radwinter Road, Ashdon, CB10 2ET

**CHEFFINS**

# Radwinter Road

Ashdon,  
CB10 2ET

4 3 3

**Guide Price £1,200,000**

- Detached new home
- Harlequin rainwater harvesting system
- Impressive kitchen/dining/family room
- Four double bedrooms
- Family bathroom & 2 en suites
- Detached triple garage
- Energy efficient air source heat pump
- 10 Year build warranty

A beautifully presented four-bedroom new home set in an idyllic village location, enjoying views over the adjoining countryside. Finished to an exceptional standard throughout, the property offers spacious and well-balanced accommodation, complemented by an extensive driveway, a triple cart lodge/garage, and a westerly facing garden.





## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor and double glazed window to the side aspect. Doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath and low level WC.

### FAMILY ROOM/OFFICE

Double glazed windows to both side aspects and double glazed bay window to the front aspect. Door to large understairs storage cupboard.

### UTILITY ROOM

Fitted with base and eye level units with worktop space over, stainless steel sink, space and plumbing for washing machine and tumble dryer. Door to plant cupboard and double glazed door to the side aspect.

### KITCHEN/DINER

The kitchen is fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink, central island with large breakfast bar and Siemens five ring induction hob with extractor hood over, integrated full height fridge and freezer, electric double oven, plate warmer and wine cooler. Double glazed window to the side aspect. Open plan to the dining area which has double glazed windows to the side aspect, aluminium bi-folding doors to the rear aspect and lightwell providing a good degree of natural light.

### SITTING ROOM

Double glazed bay window to the front aspect and double glazed doors to the rear aspect.

## FIRST FLOOR

## LANDING

Doors to adjoining rooms, access to the loft space, built-in airing cupboard, double glazed window to the side aspect and Velux window providing a good degree of natural light.

### BEDROOM 1

Double glazed doors opening to the rear facing Juliet balcony. Door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads, heated towel rail and double glazed window to the side aspect. Pocket door to the walk-in wardrobe.

### BEDROOM 2

Double glazed doors opening to the rear facing Juliet balcony. Pocket door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower enclosure with dual shower heads, heated towel rail and double glazed window to the side aspect.

### BEDROOM 3

Double glazed window to the front aspect.

### BEDROOM 4

Double glazed window to the front aspect.

### FAMILY BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, bath with shower attachment, separate walk-in shower enclosure with dual shower heads, heated towel rail and double glazed window to the side aspect.

## OUTSIDE

To the front of the property is a block paved driveway providing off-street parking for several vehicles and access to the triple bay cart lodge with power and lighting connected, eaves storage above and EV charging point. Two bays are open and the third has an electric roller shutter door. The front garden is laid to lawn with a porcelain paved patio that extends to the side of the property. The rear garden is predominantly laid to lawn with a sunken paved terrace for al fresco entertaining and pleasant views over the adjoining countryside.

## AGENT'S NOTES

- Tenure - Freehold
- Estate Management Charge - To be confirmed
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan

- Square Footage - 2952 sqft
- Parking - Triple cart lodge/garage

## UTILITIES/SERVICES

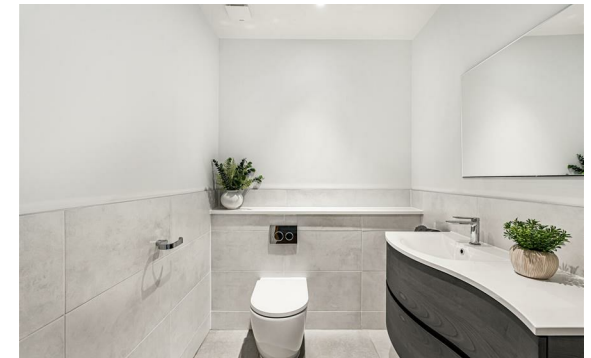
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump
- Broadband - To be connected
- Mobile Signal/Coverage - OK

## RIGHTS OF WAY, EASEMENTS, COVENANTS


- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

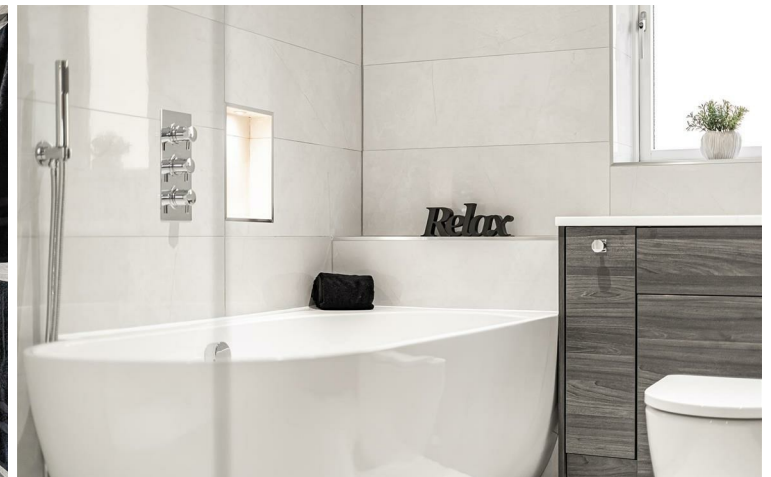
## VIEWINGS

By appointment through the Agents.





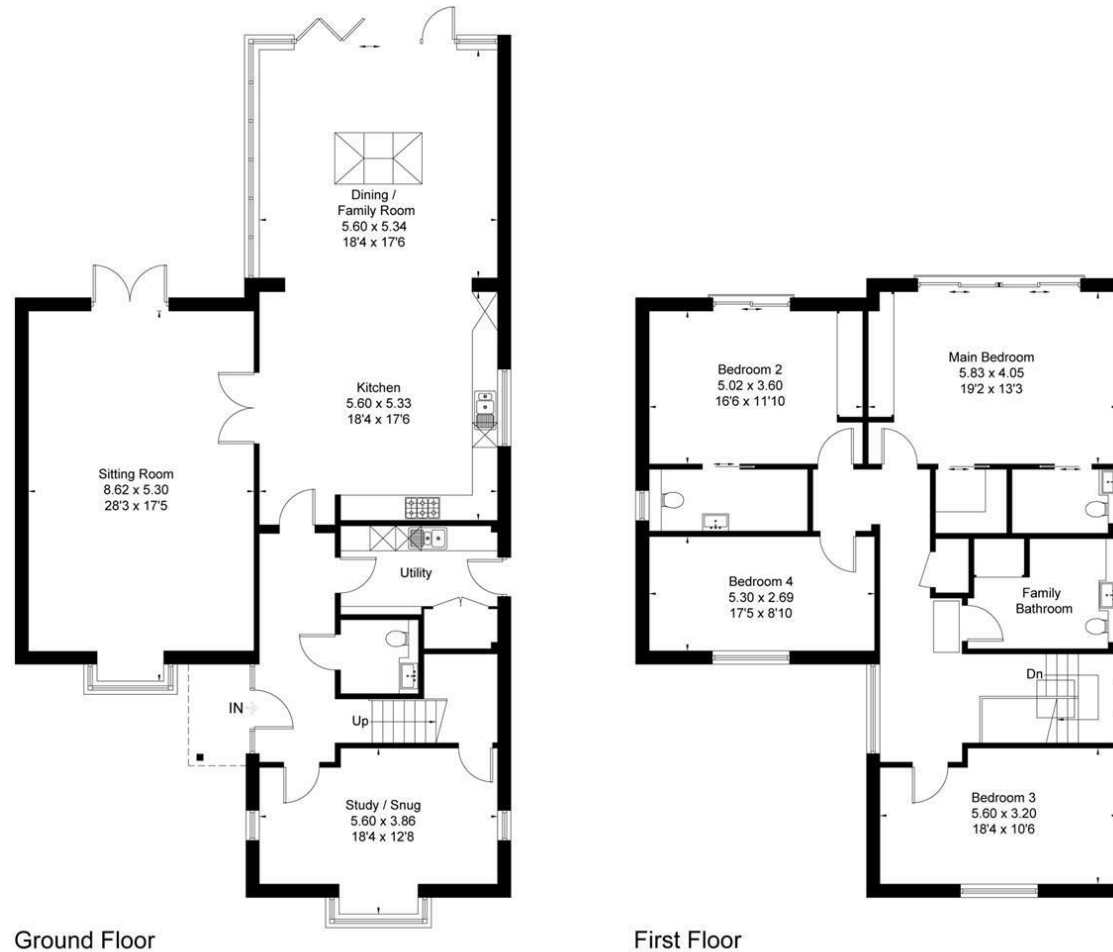
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		88	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £1,200,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - Uttlesford



Approximate Floor Area = 274.3 sq m / 2952 sq ft



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[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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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

