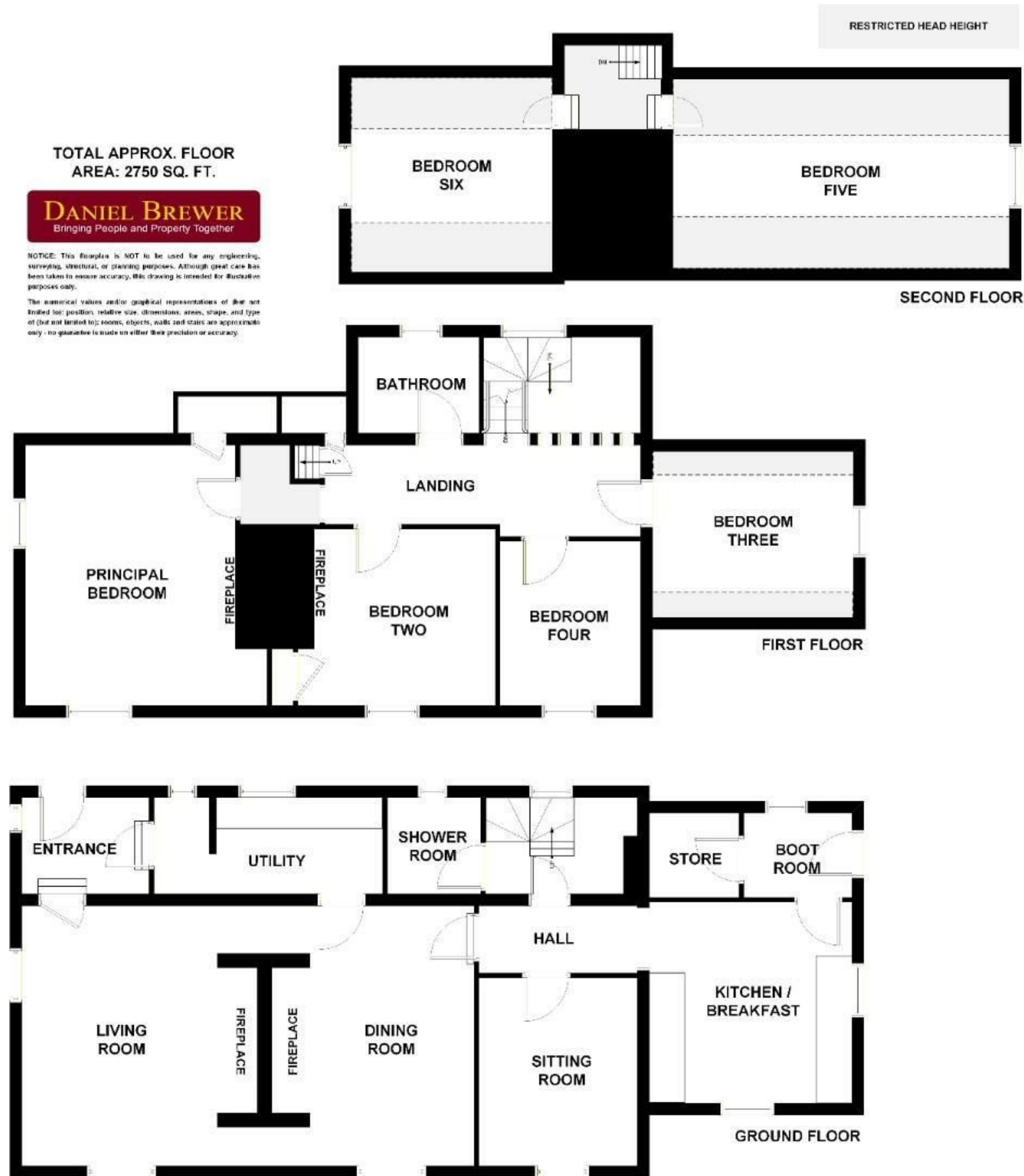


TOTAL APPROX. FLOOR
AREA: 2750 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This diagram is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustration purposes only.

The numerical values and/or graphical representations of the not limited to: position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made as to their precision or accuracy.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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RADWINTER, SAFFRON WALDEN, ESSEX, CB10 2TF

OFFERS OVER £900,000



RADWINTER SAFFRON WALDEN ESSEX CB10 2TF

Nestled down a private lane and surrounded by countryside and open farmland, this fantastic Grade II Listed farmhouse property sits within an impressive one-acre plot. In brief, the ground floor accommodation comprises an entrance lobby, living room, dining room, utility room, inner hallway, lounge, kitchen, boot room, inner lobby, and shower room.

On the first floor, there are three double bedrooms, a further single bedroom, and a family bathroom, while the second floor offers two additional double bedrooms.

Externally, the property benefits from wraparound gardens with mature trees and flowerbeds throughout, a gravel driveway providing parking for in excess of six vehicles, and beautiful countryside views.





Bedroom Five
22'11" x 13'1" (7.0m x 4.0m)
Timber window to side aspect, restricted head-height, exposed timbers, carpeted flooring, inset spotlights, various power points.

Bedroom Six
13'9" x 13'1" (4.2m x 4.0m)
Timber window to side aspect, restricted head-height, exposed timbers, carpeted flooring, inset spotlights, various power points.

Gardens
The property is approached from a private lane leading on to a gravel driveway, the gravel borders the building with a seating area to the side of the property, there are wraparound lawns bordering the gravel path. to the front of the property is a large pond, mature tree & various flowerbeds, leading on to a hedge/timber gate with a further laid to lawn area surrounded by matures trees, To the rear & side of the property is a large laid to lawn area separated by a rivulet with timber crossings, there are mature trees & flowerbeds scatters throughout the grass & a couple of timber storage shed at the far end of the garden.

Driveway Parking
Gravel driveway parking for in excess of six vehicles.

- Six Bedrooms In Total, Including Five Doubles And One Single
- Spacious Farmhouse Offering Approximately 2,750 Sq. Ft. Of Versatile Accommodation Across Three Floors
- Nestled Down A Private Lane In A Peaceful Countryside Setting
- Set Within An Impressive One-Acre Plot Surrounded By Open Farmland
- Entrance Lobby Leading To Multiple Reception Rooms
- Living Room, Dining Room And Additional Lounge For Flexible Living
- Well-Appointed Kitchen With Adjoining Utility And Boot Room
- Ground Floor Shower Room And Practical Inner Hallway Layout
- Family Bathroom On The First Floor Serving The Main Bedrooms
- Wraparound Gardens With Mature Trees, Flowerbeds, Ample Driveway Parking And Stunning Countryside Views

Entrance Lobby
8'6" x 7'2" (2.6m x 2.2m)
Entrance via timber front door, timber window to side aspect, various shoe & coat storage space, brick paved flooring, ceiling mounted light fixture. Timber doors to: Utility Room, Living Room.

Utility Room
15'5" x 7'2" (4.7m x 2.2m)
Timber windows to front aspect, various base and eye level units with timber worksurfaces over, inset sink with mixer tap, space for washing machine & separate drier, space for full height fridge & separate freezer, brick flooring, inset spotlights, various power points. Timber door to: Dining Room.

Living Room
17'4" x 13'1" (5.3m x 4.0m)
Timber windows to side & rear aspects, original brick built fireplace with brick hearth, exposed timbers, wall mounted radiator, varnished timber flooring, wall mounted light fixtures, various power points. Opening to: Dining Room.

Dining Room
17'4" x 10'5" (5.3m x 3.2m)
Timber window to rear aspect, original brick built fireplace with engraved timber lintel, exposed timbers, wall mounted radiator, varnished timber flooring, inset spotlights, various power points. Door to: Inner Hallway.

Inner Hallway
10'5" x 3'11" (3.2m x 1.2m)
Exposed timbers, brick flooring, inset spotlights, various power points. Doors to: Inner Lobby, Lounge, Kitchen.

Shower Room
7'2" x 6'2" (2.2m x 1.9m)
Timber window to front aspect, three-piece suite, low level WC, vanity wash hand basin with low level storage and separate taps, shower with glass screen & handheld attachment, timber flooring, partially tiled walls, inset spotlights, extractor fan.

Inner Lobby
10'5" x 9'6" (3.2m x 2.9m)
Timber full height window to front aspect, timber stairs to first floor landing, access to under stairs storage, brick built fireplace, brick flooring, light fixtures,

Lounge
12'5" x 10'5" (3.8m x 3.2m)
Timber window to rear aspect, exposed timbers, wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points.





Kitchen
13'9" x 13'9" (4.2m x 4.2m)
Timber windows to rear & side aspects, various base and eye level units with granite worksurfaces over, range cooker with 4 hobs & griddle with extractor fan overhead, two ovens & a warming draw, Ceramic butler sink with a mixer tap, room for dining table, wall mounted radiator, brick flooring, ceiling mounted light fixture, inset spotlights, various power points. Door to: Boot Room.

Boot Room
7'6" x 5'6" (2.3m x 1.7m)
Solid timber door to side aspect, timber window to front aspect, access to storage cupboard, wall mounted radiator, brick flooring, inset spotlights, various power points.

First Floor Landing
16'0" x 5'2" (4.9m x 1.6m)
Stairs to second floor landing, timber banister, access to storage cupboard, exposed timbers, timber flooring, inset spotlights, various power points. Doors to: Family Bathroom, Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four.

Principal Bedroom
17'8" x 14'5" (5.4m x 4.4m)
Timber windows to rear & side aspects, original brick built fireplace, access to storage cupboard, exposed timbers, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Bedroom Two
13'1" x 12'1" (4.0m x 3.7m)
Timber window to side aspect, original brick built fireplace, access to storage cupboard, exposed timbers, carpeted flooring, wall mounted radiator, inset spotlights, various power points.

Bedroom Four
11'5" x 8'10" (3.5m x 2.7m)
Timber window to side aspect,, exposed timbers, carpeted flooring, wall mounted radiator, inset spotlights, various power points.

Bedroom Three
13'5" x 11'1" (4.1m x 3.4m)
Timber window to side aspect, restricted head-height, exposed timbers, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Family Bathroom
7'2" x 6'10" (2.2m x 2.1m)
Timber window to front aspect, three-piece suite, low level WC, pedestal wash hand basin with separate taps, freestanding roll-top bath with mixer tap and shower attachment, tiled flooring, tiled walls, wall mounted radiator, inset spotlights.

Second Floor Landing
6'6" x 5'6" (2.0m x 1.7m)
Original timber stairway, exposed timbers, timber flooring, ceiling mounted light fixture. Doors to: Bedrooms Five/Six.

