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HEMPSTEAD ROAD, RADWINTER, SAFFRON WALDEN

OFFERS OVER £900,000



**HEMPSTEAD ROAD
RADWINTER
SAFFRON WALDEN**

No Onward Chain Set within just over an 1.1 acres of grounds is this attractive Grade II Listed detached cottage boasting excellent modernisation potential with accommodation over two floors. On the ground floor is: an entrance hall, kitchen/breakfast room, utility room, dining room, living room, lounge / bedroom four, reading room, study, and downstairs bathroom. To the first floor are three sizeable bedrooms and a family bathroom, all accessible by a multi-level hallway. Externally, the property boasts driveway parking for multiple vehicles, an oversized double garage suitable for 4 to 6 vehicles, external office and workshop, tennis court, and expansive wraparound gardens.





Entrance Hall

18'0" x 10'5" (5.5m x 3.2m)

Entrance via solid timber front door, single glazed windows to side aspect, carpeted flooring to various levels, wall mounted radiator, carpeted stairs to first floor landing, access to two under stairs storage areas, ceiling mounted light fixture, various power points.

Kitchen / Breakfast Room

26'10" x 14'5" (8.2m x 4.4m)

Single glazed windows to side and rear aspects, various base and eye level units with granite work surfaces over, two unit stainless steel sink with mixer tap and drainer unit, double ovens with integrated four ring electric hob, space for fridge / freezer; two wall mounted radiators, access to oil boiler, splash back tiling, tiled flooring, ceiling mounted light fixtures, various power points, extractor fan. Door to:

Utility / Boot Room

8'10" x 7'10" (2.7m x 2.4m)

Timber door to rear aspect, single glazed windows to side aspects, base level unit with space for washing machine and tumble dryer, tiled flooring, in-built larder / storage space, ceiling mounted light fixture, various power points.

Dining Room

12'9" x 11'5" (3.9m x 3.5m)

Single glazed windows to side and front aspects, additional

timber door to front aspect, wall mounted radiator, exposed timbers, carpeted flooring, wall mounted light fixtures, various power points. Opening to:

Living Room

19'0" x 10'2" (5.8m x 3.1m)

Single glazed window to front aspect, two wall mounted radiators, brick built fireplace with wood burning stove, exposed timbers, concrete flooring, carpeted flooring, wall mounted light fixtures, various power points.

Study

10'9" x 7'6" (3.3m x 2.3m)

Single glazed window to side aspect, wall mounted radiator, exposed timbers, carpeted flooring, ceiling mounted spotlight, various power points. Door to:

Reading Room

11'1" x 10'2" (3.4m x 3.1m)

Single glazed window to front aspect, wall mounted radiator, brick built fireplace with wood burning stove, exposed timbers, concrete flooring, wall mounted light fixtures, various power points.

Lounge / Bedroom Two

10'9" x 10'5" (3.3m x 3.2m)

Single glazed window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.



timber shed, a variety of mature fruit trees, and flora. The property boundary is fully enclosed by a mixture of hedge line, trees, and timber fencing.

Workshop / Storeroom

9'10" x 7'6" (3.0m x 2.3m)

Various work surfaces, concrete flooring, ceiling mounted light fixture, various power points.

Garden Office

11'9" x 9'6" (3.6m x 2.9m)

Two single glazed windows to garden aspect, concrete flooring, ceiling mounted light fixture, various power points.

Double Garage and Driveway Parking

To the side aspect is an elongated double garage with three sets of timber double doors is capable of housing 4 to 6 vehicles with overhead storage space, a vehicle inspection tunnel, ceiling mounted light fixtures, and various power points. The property benefits from a stone shingle driveway suitable for 6 vehicles, accessed via 5 bar timber gate.

Additional Information

The property is heated via a oil central heating system approximately 5 years in age. Waste drainage is provided by a septic tank with sewage treatment facilities.

- **No Onward Chain**
- **Detached Grade II Listed Cottage**
- **Four / Five Sizeable Bedrooms**
- **In Excess of an Acre of Grounds**
- **Oversized Double Garage**
- **Driveway Parking for Six Vehicles**
- **Four Reception Rooms**
- **Two Family Bathrooms**
- **External Office and Workshop**
- **Desirable Village Location**



Family Bathroom

Single glazed window to side aspect, four piece suite comprising: low level WC, low level bidet, pedestal wash hand basin with separate taps, wood panel enclosed bath with mixer tap and shower attachment; vinyl tile flooring, electric wall mounted heated towel rail, wall mounted radiator, storage cabinet, ceiling mounted light fixture.

First Floor Landing

Access via carpeted stairs with timber banister, single glazed window to rear aspect, carpeted flooring over various levels, exposed timbers, access to fuse box, wall mounted light fixture, various power points.

Principal Bedroom

15'8" x 11'1" (4.8m x 3.4m)

Single glazed window to rear aspect, wall mounted radiator, access to eves storage, carpeted flooring, access to airing cupboard, ceiling mounted spotlight, various power points. Door to:

Bedroom Five / Dressing Room

10'5" x 9'2" (3.2m x 2.8m)

Single glazed windows to side and rear aspects, sloped ceilings, wall mounted radiator, carpeted flooring, in-built wardrobe space, ceiling mounted light fixture, various power points.

Bedroom Three

18'8" x 9'10" (5.7m x 3.0m)

Single glazed window to side aspect, feature window to side aspect, wall mounted radiator, access to eves storage area, access to in-built wardrobe, oak flooring, wall mounted light fixtures, various power points.

Bedroom Four

10'2" x 9'10" (3.1m x 3.0m)

Single glazed windows to side and front aspects, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Single glazed window to side aspect, three piece suite comprising: low level WC, vanity wash hand basin with separate taps and low level storage, wood panel enclosed bath with mixer tap and shower attachment; vinyl flooring, electric wall mounted heated towel rail, shaver port, wall mounted radiator, ceiling mounted light fixture, extractor fan.

Wraparound Gardens

This property benefits from a variety of outdoor space totalling approximately 1.1 acres of grounds and comprises: natural grass wraparound lawns, a hedge line enclosed sun-trap patio area, various manicured flowerbeds and hedges with mature bordering trees and shrubs. Further accessed via an additional five bar gate is an expansive natural area containing: a full size tennis court,

