



PRESTIGE & VILLAGE

UK's finest properties

WHITEDITCH LANE, SAFFRON WALDEN, CB11 3UD



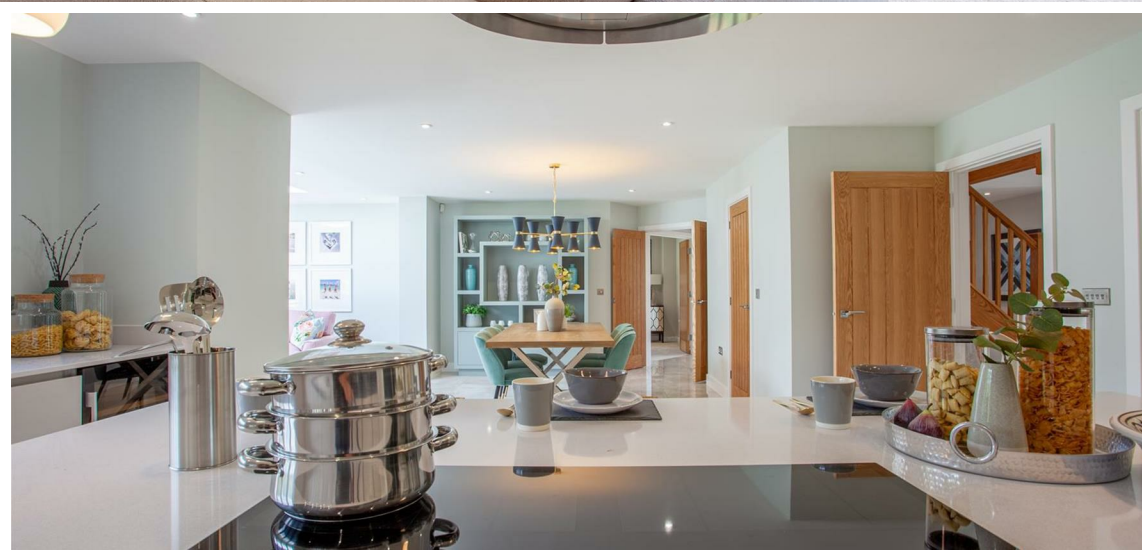
****SOLD IN TWO WEEKS- MORE PROPERTY REQUIRED****

STUNNING SHOW HOME JUST LAUNCHED!

A private executive gated collection of 10 four and five bedroom luxury homes in a secluded and tranquil rural location, yet within walking distance of the village of Newport

The Caius is a beautifully appointed 3660 sq ft, Five bedroom detached family home with double garage and a generous half acre secluded plot.





- New detached 3,660 sq ft house by Amherst Homes
- Impressive gated development of 10 private houses
- Double Garage with large driveway with parking for numerous vehicles
- Expansive Open plan kitchen/ orangery/ family area
- Bespoke design oak feature staircase with galleried landing
- Underfloor Heating to Ground Floor and ensuite/bathroom
- Quality fitted Engineered Oak Flooring, Tiling & Carpets
- Private, gated collection of 10 luxury 4 & 5 bedroom homes
- SHOW HOME OPEN SATURDAY AND WEDNESDAY





THE ACCOMMODATION COMPRISES:

Impressive entrance hall with sweeping oak staircase. Spacious open plan kitchen/family room and orangery with doors leading to the rear garden and entertaining area.

The Hacker kitchen has been individually designed and beautifully crafted with quartz stone work surfaces and an extensive range of Siemens built in appliances.

The 20 foot living room features a fireplace with luxury limestone mantel surround and a wood burning stove. Bi-fold doors to the rear garden and entertaining area.

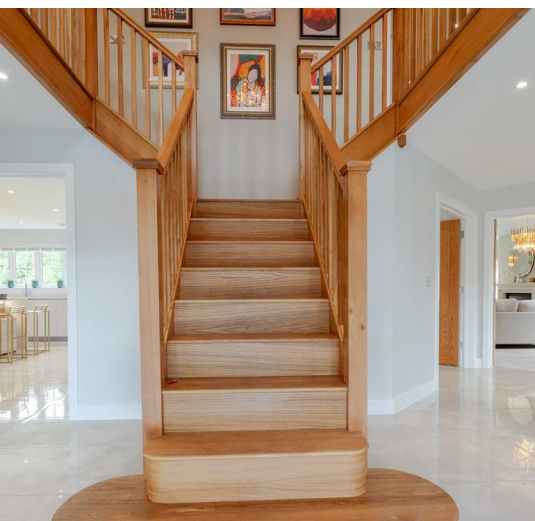
Additionally there is a separate living room, study, cloakroom, utility room and ample storage for the growing family.

The first floor boasts an impressive master bedroom suite with Juliet balcony overlooking the rear garden together with a well fitted dressing room. The en-suite comprises of a bath, separate shower with his and her vessel basins.

Four further impressive bedrooms with en-suites to bedrooms two, three and four.

Newport station is conveniently located on the Cambridge to London Liverpool street line, with regular direct services running into the capital in just over an hour or Cambridge within approximately 24 mins.

The M11 is also within swift access with connects to the M25. Stansted Airport is just 9 miles away.



LIVING ROOM

29'2" x 13'8" (8.9 x 4.18)

DINNING ROOM

16'2" x 12'7" (4.95 x 3.86)

KITCHEN

17'4" x 14'0" (5.29 x 4.29)

FAMILY AREA

16'7" x 15'2" (5.08 x 4.63)

STUDY

14'0" x 12'11" (4.29 x 3.94)

UTILITY

13'5" x 6'5" (4.09 x 1.96)

ORANGERY

14'11" x 12'1" (4.57 x 3.69)

GARAGE

22'11" x 19'8" (7.00 x 6.00)

BEDROOM 1

15'10" x 13'8" (4.84 x 4.18)

DRESSING ROOM

11'9" x 10'9" (3.59 x 3.29)

BEDROOM 1 ENSUITE

11'9" x 7'0" (3.59 x 2.15)

BEDROOM 2

14'0" x 13'9" (4.29 x 4.2)





BEDROOM 2 ENSUITE
11'0" x 4'7" (3.36 x 1.41)

BEDROOM 3
16'0" x 13'8" (4.89 x 4.18)

BEDROOM 3 ENSUITE
11'0" x 4'7" (3.36 x 1.41)

BEDROOM 4
12'7" x 10'4" (3.86 x 3.16)

BEDROOM 4 ENSUITE
9'10" x 4'7" (3.02 x 1.41)

BEDROOM 5
11'10" x 11'9" (3.62 x 3.59)

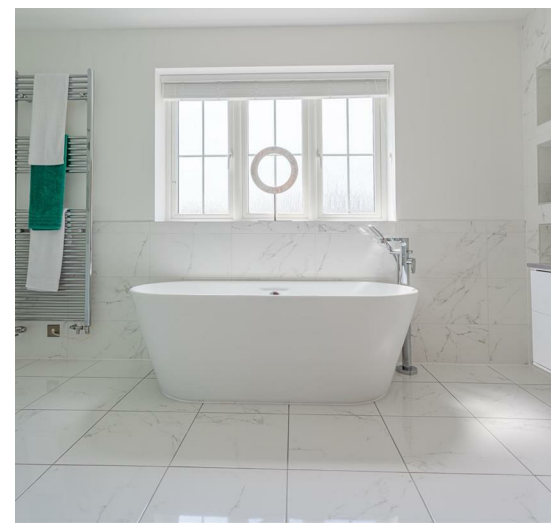
BATHROOM
15'5" x 7'10" (4.70 x 2.40)





Local education is well regarded too, with the village having its own primary school, as well as Joyce Frankland Academy, originally founded in 1588 and now co-educational comprehensive school.





ONLY 3 LEFT!
SHOW HOME OPEN SATURDAY
10-4pm AND WEDNESDAY 10-
2pm



Start M11 Head north-east on M11 Take the A120 (W) exit towards Bishops Stortford At the roundabout, take the 2nd exit onto A120 At the next roundabout take the 2nd exit and stay on the A120 At the roundabout take the 3rd exit onto Stansted Road/B1383 Turn left onto Wicken Road/B1038 Turn right onto School Lane Turn left onto Bury Water Lane Turn right onto Whitechurch Lane



Band

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
101-120	A			101-120	A		
81-100	B			101-120	B		
61-80	C			101-120	C		
41-60	D			101-120	D		
21-40	E			101-120	E		
1-20	F			101-120	F		
1-20	G			101-120	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

THE CAIUS

Plots 5 / 6
Ground floor



THE CAIUS

Plots 5 / 6
First floor



All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. Although every care has been taken to ensure the measurements stated are correct, no liability can be accepted for any errors.



AMHERST
HOMES

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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