



Water Lane, Radwinter, CB10 2TX

CHEFFINS

Water Lane

Radwinter,
CB10 2TX

- An enchanting period home
- Idyllic village location with pleasant views
- A wealth of period features
- Vaulted kitchen/breakfast room
- 1.71 Acre plot
- Double garage and a quadruple cart lodge
- Self contained annexe

An enchanting four bedroom cottage situated in an idyllic village location with mature grounds extending to 1.75 acres. The property offers substantial accommodation and a wealth of period features, together with a self contained annexe, double garage, quadruple cart lodge and an enclosed swimming pool.

5 3 4

Guide Price £1,250,000





LOCATION

Radwinter is a charming village with a fine parish church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street, is 7 miles away and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

GROUND FLOOR

ENTRANCE PORCH

Entrance door and windows to both side aspects. Stable door to:

HALLWAY

Staircase rising to the first floor with cupboard under and doors to adjoining rooms.

LIVING ROOM

Handsome inglenook fireplace with wood burning stove, windows to the front, rear and side aspects and opening to:

OFFICE

Windows to the rear and side aspects and glazed French doors opening to the side.

DINING ROOM

Attractive inglenook fireplace, windows to the front and rear aspects and door to:

INNER HALL

Doors to adjoining rooms and glazed doors to the rear hallway. Staircase rising to the first floor.

FAMILY ROOM

Windows to the front aspect, understair storage cupboard and door to:

BATHROOM

Comprising ceramic wash basin with granite surround and vanity unit beneath, low level WC, roll-top bath, Nordic sauna, cupboard housing the oil fired boiler and windows to the front and side aspects.

REAR HALLWAY

A pair of glazed French doors opening to the garden and doors to adjoining rooms.

CLOAKROOM

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

KITCHEN/BREAKFAST ROOM

An impressive room with vaulted ceiling, exposed oak Kingspan beams and flooded with natural light via windows and high level feature window to:

to the rear aspect, Velux roof lights and glazed French doors opening to the garden. Fitted with a range of base and eye level units with granite worktop space over, oil fired Aga, two ring induction hob, integrated microwave, stainless steel sink, two dishwashers and space for an American style fridge freezer. Door to:

UTILITY ROOM

Base unit with butler sink, space and plumbing for washing machine and tumble dryer. Window to the side elevation and door to a useful pantry cupboard.

FIRST FLOOR

LANDING

Accessed via the staircase from the hallway. Window to the front aspect and doors to adjoining rooms.

WC

Comprising ceramic wash basin, low level WC and window to the rear aspect.

PRINCIPAL BEDROOM

Windows to the side aspect, bespoke fitted cabinets, wardrobes and drawers, exposed redbrick chimneybreast and opening to:

EN SUITE

Comprising ceramic wash basin with marble surround and vanity unit beneath, shower enclosure, heated towel rail and further wardrobe space.

BEDROOM

Windows to the front and rear aspects, fitted wardrobes and door to:

SHOWER ROOM

Comprising ceramic wash basin with granite surround and vanity unit beneath, low level WC, shower enclosure and window to the rear aspect.

LANDING/BEDROOM

Accessed via the inner hallway. Currently used as an office space with window to the front aspect and Velux window providing a good degree of natural light. Access to the attic space and door to:

BEDROOM

Window to the side aspect.

OUTSIDE

The property sits within a plot of approximately 1.75 acres, accessed via a gravelled driveway and five-bar gate which opens to a further driveway providing off-street parking for multiple vehicles and access to the four bay cartlodge and garage/annexe. Adjoining the rear of the property is a block paved terrace for al fresco entertaining, with pleasant views over the gardens. The garden has a central lawn with mature beds bordering and stunning views over the rolling countryside beyond. The property has a covered swimming pool with a pool house and summer house. In addition to the garden is an enclosed paddock bordered with hedges bordering and a number of mature trees.

CARTLODGE

Providing four covered parking bays. Adjoining the cartlodge is a self-contained annexe.

GARAGE/ANNEXE

The double garage has power and lighting connected. The annexe is accessed via a pair of French doors and comprises a kitchenette/dining area with stainless steel sink and electric hob with cupboard beneath. A staircase rises to the first floor landing with doors to adjoining rooms and access to the loft space. The open plan living/bedroom area has a window to the front aspect, built-in storage cupboard and door to the shower room with pedestal wash basin, low level WC, shower enclosure and heated towel rail.

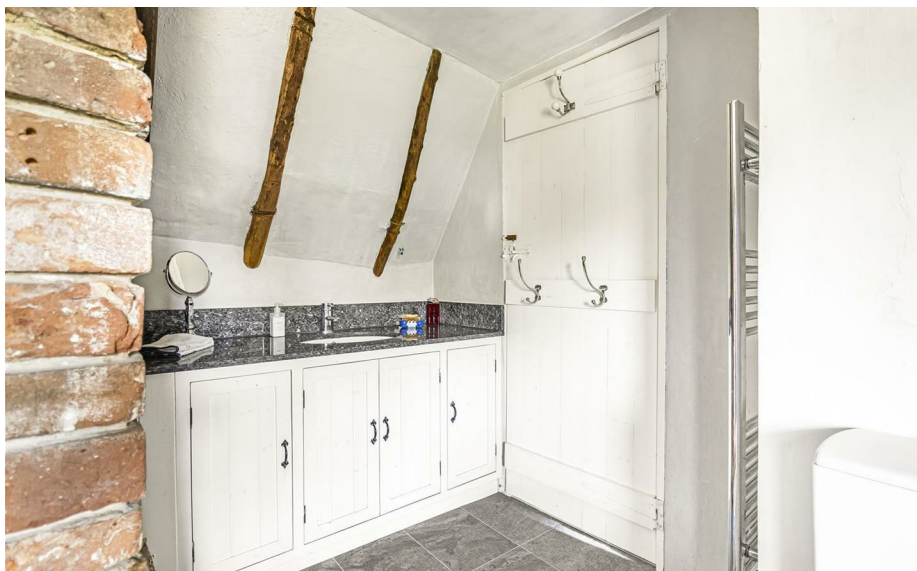
VIEWINGS

By appointment through the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,250,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford





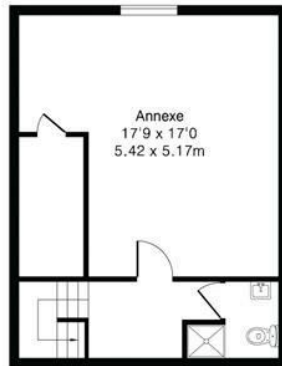
Approximate Gross Internal Area 2719 sq ft - 252 sq m

Ground Floor Area 1641 sq ft – 152 sq m

First Floor Area 1078 sq ft – 100 sq m

Garage Ground Floor Area 423 sq ft – 39 sq m

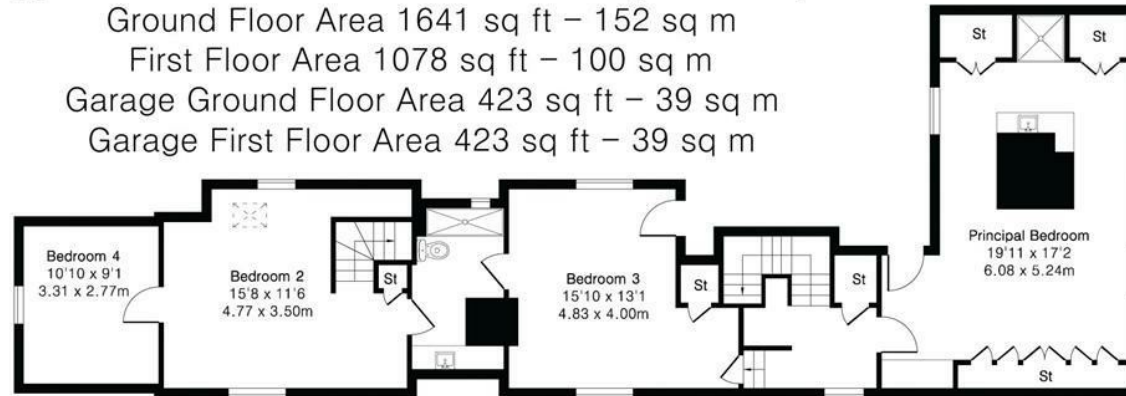
Garage First Floor Area 423 sq ft – 39 sq m



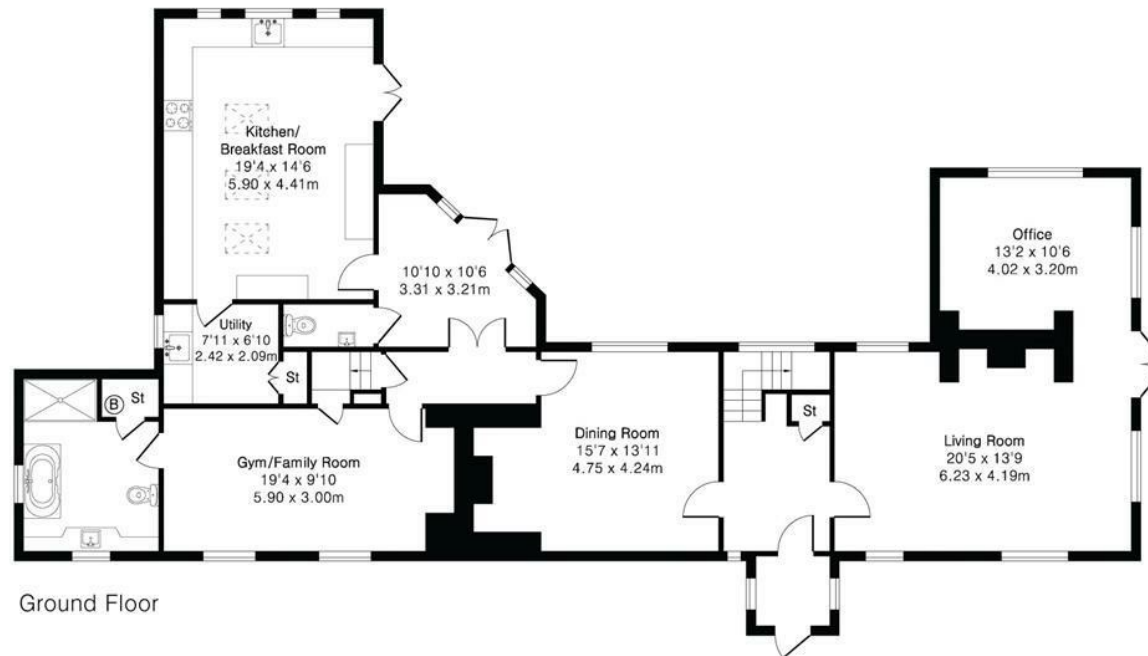
Garage First Floor



Garage Ground Floor



First Floor



Ground Floor



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.

