



Sampford Road, Radwinter, CB10 2TL

**CHEFFINS**



# Sampford Road

Radwinter,  
CB10 2TL

- Grade II Listed
- Numerous character features
- Accommodation approx. 2,375 sq ft
- Beautiful landscaped garden
- Grounds of approx. 0.8 of an acre
- Useful outbuildings

A beautiful, Grade II Listed, period residence sitting in an elevated position within mature grounds of approximately 0.8 of an acre. The property boasts a wealth of original features, together with delightful mature gardens and a number of useful outbuildings.

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**Guide Price £1,000,000**







## 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 HALL

Glazed stable entrance door and further door leading to the inner hallway.

### CLOAKROOM

Comprising low level WC, wash basin and obscure glazed window.

### INNER HALLWAY

Staircase rising to the first floor and exposed timbers.

### LIVING ROOM

A well-proportioned reception room with an impressive inglenook fireplace with inset log burning stove, exposed timbers, windows to two aspects and glazed door providing access to the outdoor space.

### HALL

Door to staircase leading down to the cellar.

### STUDY

Fitted with an extensive range of bookshelves and window overlooking the garden.

### UTILITY ROOM

Worktop space with twin bowl sink unit, space for washing machine and tumble dryer, fitted shelving and wall mounted cupboards.

### DINING ROOM

A well-proportioned reception room with windows to two aspects overlooking the garden, open fireplace with exposed brickwork and exposed timbers.

### KITCHEN/BREAKFAST ROOM

Fitted with hardwood units with granite worktop, twin bowl sink unit, double oven, induction hob, and space for dishwasher and

fridge freezer. Rayburn range oven contributing to the central heating system, together with a Grant oil fired boiler. Exposed brick flooring and windows to two aspects overlooking the garden.

### SIDE LOBBY

Glazed hardwood door providing direct access to the outdoor space and exposed brick flooring.

### CELLAR

A useful, cool storage space with brick flooring and shelving.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, exposed timbers and built-in airing cupboard.

### BEDROOM 1

A spacious bedroom with windows to two aspects, fitted wardrobes and a walk-in wardrobe area with shelving. Door to:

### EN SUITE

Comprising bath, bidet, wash basin, WC and obscure glazed window.

### BEDROOM 2

A dual aspect room with windows overlooking the gardens, exposed timbers and built-in wardrobe.

### BEDROOM 3

Window overlooking the terrace and garden, exposed timbers and built-in wardrobe.

### BEDROOM 4

Window overlooking the garden.

### BEDROOM 5

Window to the side aspect and exposed hardwood floor boards.

### BATHROOM

Comprising panelled bath, WC, wash basin and obscure glazed window.

### SHOWER ROOM

Comprising shower enclosure and tiled walls.

## OUTSIDE

The property is set within its own mature grounds of approximately 0.8 of an acre. The gardens have been lovingly cared for over a number of years to provide a wonderful outdoor space, together with various terraces for al fresco entertaining. In addition to the main house are a number of useful outbuildings which also offer opportunity for conversion, dependent upon needs and relevant approval. The outbuildings include:

### DOUBLE GARAGE

With up and over doors, windows to the rear and personal door to the side aspect.

### BARN

Windows to two aspects.

### STABLE BLOCK

With three boxes accessed via the driveway.

### VIEWINGS

By appointment through the Agents.







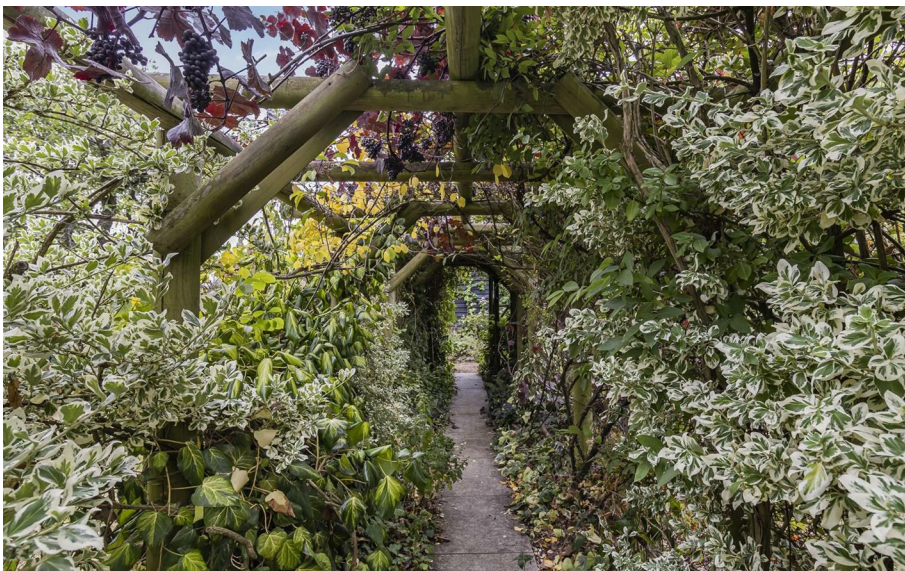
















Guide Price £1,000,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Uttlesford









Approx. gross internal floor area 220 sqm (2375 sqft) Outbuildings 106 sqm (1150 sqft)





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>.

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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.

