



The Bramble, Amber Mews, Saffron Walden, CB10 2SG

CHEFFINS

Thaxted Road

Saffron Walden,
CB10 2SG

- Brand new detached home
- Open plan kitchen/dining area with French doors opening to the garden
- Separate utility room
- En-suite & family bathroom
- Private garden & off-street parking for two vehicles
- Incentives available on selected plots

A smart, new development from Countryside Homes, Amber Mews comprises a selection of 2-5 bedroom homes set on the outskirts of the town. The Bramble is one of the 3 bedroom, 1,181 sqft family homes with a private garden and driveway.

3 2 1

Guide Price £499,995





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

Amber Mews brings together a versatile collection of homes suited to every stage of life, from stylish one and two bedroom apartments to classic two to five bedroom houses. Designed around modern family living, each layout pairs generous proportions with practical storage to keep daily routines effortless. Nature takes center stage through a landscape-led design, where lush green corridors enhance the peaceful setting and nurture local biodiversity. Outside, more than 5.5 acres of shared open grounds feature dedicated play areas and walking routes that connect directly into wider trail networks.

The Bramble is one of the 3 bedroom detached homes. Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Entrance door to the front aspect, staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

LIVING ROOM

5.69m x 3.40m (18'8" x 11'2")
Windows to the front and side aspects.

KITCHEN/DINING AREA

5.69m x 3.36m (18'8" x 11'0")
Fitted with a range of base and eye level

units incorporating breakfast bar, stainless steel sink, electric oven, induction hob with extractor hood over, integrated dishwasher, fridge and freezer. Window to the front aspect and glazed French doors opening to the garden. Door to:

UTILITY ROOM

Fitted with eye level units and worktop with space and plumbing for washing machine and tumble dryer and door to under stair storage cupboard.

FIRST FLOOR

LANDING

Doors to adjoining rooms, access to the loft space and built-in airing cupboard.

BEDROOM 1

3.45m x 3.35m (11'4" x 11'0")
Windows to the front and side aspects and door to:

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 2

3.68m x 3.34m (12'0" x 10'11")
Window to the front aspect.

BEDROOM 3

3.68m x 2.26m (12'1" x 7'5")
Window to the side aspect.

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with shower over and obscure glazed window to the side aspect.

OUTSIDE

To the side of the property is a driveway providing off-street parking for two vehicles with an EV charging point. The rear garden is laid to lawn with a paved terrace and gated side access.

AGENT'S NOTES

- Tenure - Freehold with common managed areas (annual estate charge £461 p.a.)
- Council Tax Band - To be assessed
- Property Type - Detached House
- Property Construction - Brick and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,181 sqft
- Parking - Driveway with EV charging point
- UTILITIES/SERVICES
- Electric Supply - Mains and solar panels
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators
- Broadband - FTTP available
- Mobile Signal/Coverage - Good

The images featured are from Plot 1 - The Brambles show home.

VIEWINGS

By appointment through the Agents.



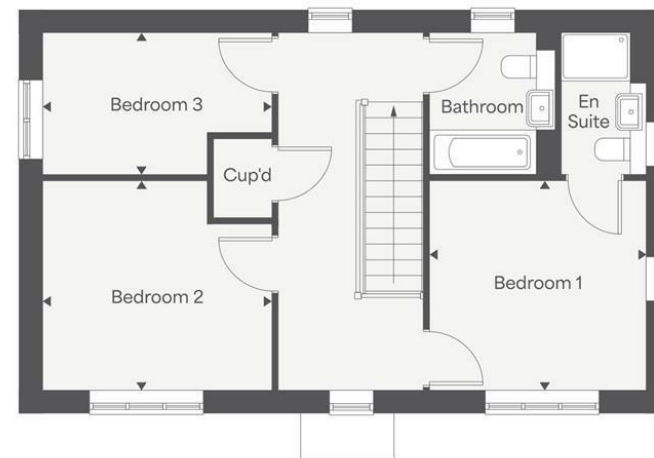




GROUND FLOOR



FIRST FLOOR



Guide Price £499,995

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford

EPC Rating - Indicative 'B'

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>.

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

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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