



Roxborough House, The Grange, Finchingfield, CM7 4FT

**CHEFFINS**

# The Grange

Brent Hall Road, Finchingfield,  
CM7 4FT

 6
  5
  4

**£1,500,000**

- Part-Exchange Considered
- Bespoke Incentives Available
- Imposing Executive Home
- Self-Contained Annexe Above Double Garage
- Flexible Accommodation Uses
- Two Garden Areas

Roxborough House is a remarkable, uniquely designed home in the stunning village of Finchingfield. The epitome of luxury set in an elevated position within this boutique development, this outstanding property offers an aspirational lifestyle.





### **Roxborough House**

The largest property at The Grange is thoughtfully designed to offer flexible accommodation of up to 6 bedrooms plus a standalone self contained annexe.

A grand entrance provides access to three reception rooms, a cloakroom, two storage cupboards and the centerpiece of the home, the stunning fully fitted kitchen with a full range of high specification appliances including a Quooker tap and two full size wine chillers. Across the dual material kitchen island the room transitions into a modern living family area to the rear of the house with a lantern roof light and two sets of double doors to the rear garden. A third set of doors lead into a reception room providing full circulation back to the entrance hall. This well considered design creates the ideal space for entertaining one moment and ability to create a cozy quiet space the next. Separately, there is a dedicated laundry/ utility room for family home practicality.

The first floor includes four bedrooms, three with their own en-suite bathroom and the primary bedroom further benefitting from a generous dressing room to complete the master suite. The beautifully appointed family bathroom completes the first floor accommodation. A second staircase leads to the top floor with a shower room and two 17ft rooms with feature windows. These flexible rooms are equally useful if up to six bedrooms are required or as a dedicated games room.

There is a host of bespoke features and touches throughout the property which are further complimented externally with a porcelain tile patio to the formal garden and raised planting beds in the secluded secondary garden area. Both of which benefit from a southerly aspect.

A driveway for ample parking leads to a double garage with electric up and over doors and an electric car charging point. To the rear the garage has solar PV panels. An external hardwood staircase leads to a self contained 220 sqft annexe. Fitted with a private bathroom and kitchenette this flexible space would appeal as an office, games room or guest accommodation.

Viewing is essential to appreciate the quality workmanship and design on offer.

### **The Grange**

Welcome to The Grange, a truly special collection of uniquely designed new homes situated in Finchingfield – one of the most picturesque and desirable places to live in north Essex.

Just 11 new homes ranging from four to six bedrooms, The Grange is designed to be the perfect countryside home for a diverse range of residents. Here, you'll find something for everyone, from young professionals and new families through to larger households and those looking to downsize.

### **Agent's Notes**

- Tenure - Freehold
  - Annual Estate Charge - The development is private with a charge for ongoing landscape and road maintenance. Amount TBC
  - Council Tax Band - H
  - Property Type - Detached
  - Property Construction - Traditional block and beam with tiled roof
  - Number & Types of Room - Please refer to the floorplans
  - Square Footage - Circa 3,520 sqft
  - Parking - Double garage & driveways
- UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Heating - Oil fired boiler with underfloor heating to ground floor and radiators to first floor
  - Broadband - Fibre optic broadband will be connected to each property – along with CAT 6 internal telephone computer cabling
  - Mobile Signal/Coverage - Good
  - Rights of Way, Easements, Covenants – The agent is not aware of any easement, rights of way or covenant issues

The vendor of this development is associated with an employee of Cheffins.





Approx gross internal floor area : 327 sqm ( 3520 sqft ) Plus Garage accommodation : 20 sqm ( 220 sqft )

£1,500,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Braintree

[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](http://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.