

Redgates Lane, Sewards End, CB10 2LW

CHEFFINS

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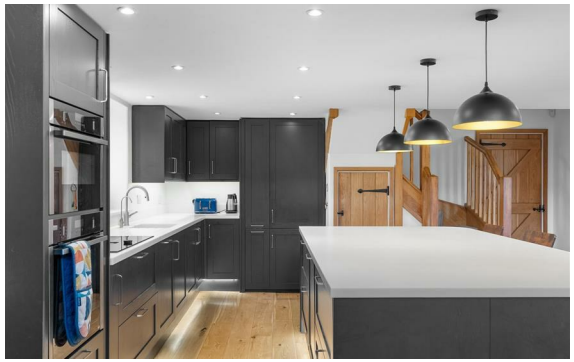
Guide Price £935,000



- Single storey, modern barn conversion
- Accommodation approx. 2,211 sqft
- Stunning 35ft kitchen/dining/living room
- Galleried mezzanine study/snug area
- Five bedrooms & three bathrooms
- Approx. 0.25 of an acre
- Quiet lane setting on the edge of the village

A light-filled, detached barn conversion that masterfully blends agricultural heritage with relaxed modern living. Converted in 2012 and extensively remodelled and extended by the current owners, creating the 35ft kitchen/dining/living room, an additional bedroom and a bespoke kitchen, the property features vaulted ceilings, which create an airy atmosphere, together with contemporary fixtures. Set within 0.25 acres on a peaceful lane at the village edge.









LOCATION

The well regarded village of Sewards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Juntion 9) is 6 miles distant.

HALLWAY
A number of windows, together with a solid oak door, provide access and views over the terrace and garden beyond. Deep built-in airing cupboard housing the hot water cylinder and boiler and solid oak doors to the adjoining rooms.

VAULTED KITCHEN/DINING/LIVING SPACE
A beautifully designed contemporary living area featuring an impressive vaulted ceiling. The kitchen has been upgraded with an extensive range of base and eye-level units, topped with elegant stone worktops. It includes a large central island with breakfast bar, integrated hob with downdraft extractor, built-in double oven, fridge freezer, dishwasher, washing machine, and solid oak flooring throughout. Generous natural light floods the space through multiple windows, while a glazed solid oak stable door offers convenient access from the driveway. A staircase with useful storage beneath leads to:

MEZZANINE STUDY AREA
A versatile, multi-purpose area enjoying a galleried outlook over the dining and living area below. Fitted eaves cupboards and skylights providing natural light.

SITTING ROOM
A vaulted room with engineered oak flooring and a number of full height windows and a pair of glazed doors providing access to the outdoor space and garden.

SHOWER ROOM
Comprising large walk-in shower enclosure, low level WC, wash basin and heated towel rail.

BEDROOM 1
High ceilings, windows to two aspects and oak parquet flooring. Door to:

EN SUITE
Comprising panelled bath with shower over, low level WC and wash basin.

BEDROOM 2
High ceiling, oak parquet flooring and full height windows overlooking the garden.

BEDROOM 3
Oak parquet flooring and window to the front aspect overlooking the lane.

BEDROOM 4
Oak parquet flooring and window to the front aspect overlooking the lane.

BATHROOM
Comprising panelled bath with shower over, low level WC, wash basin and obscure glazed window.

BEDROOM 5
High ceiling, oak parquet flooring and full height windows overlooking the garden.

OUTSIDE
The front of the property features an expansive paved driveway providing generous off-street parking. This is complemented by a lawn and an elegant natural stone pathway leading to the entrance. To the rear, a beautiful natural stone terrace provides the ideal setting for al fresco dining, overlooking a private lawn. Tucked into the far corner of the garden is a substantial workshop - a versatile space offering a variety of uses, dependent upon needs.

The property is perfectly placed for Saffron Walden's outstanding schools and amenities, with fast road and rail links to London, Cambridge, and Stansted Airport within easy reach.

VIEWINGS
By appointment through the Agents.





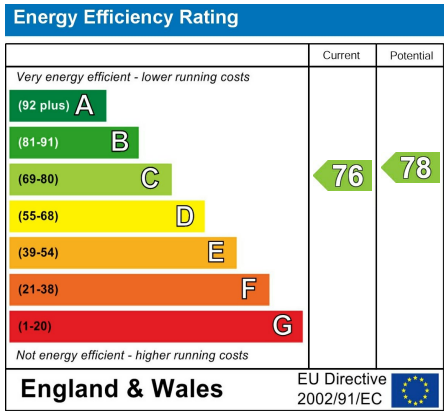








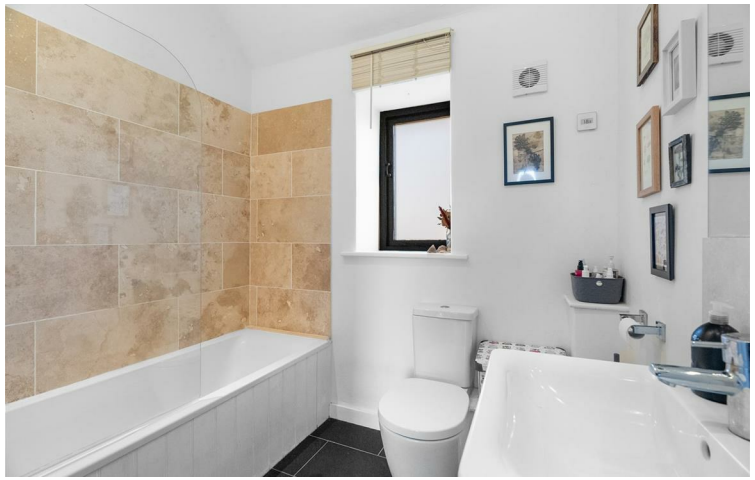












Guide Price £935,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

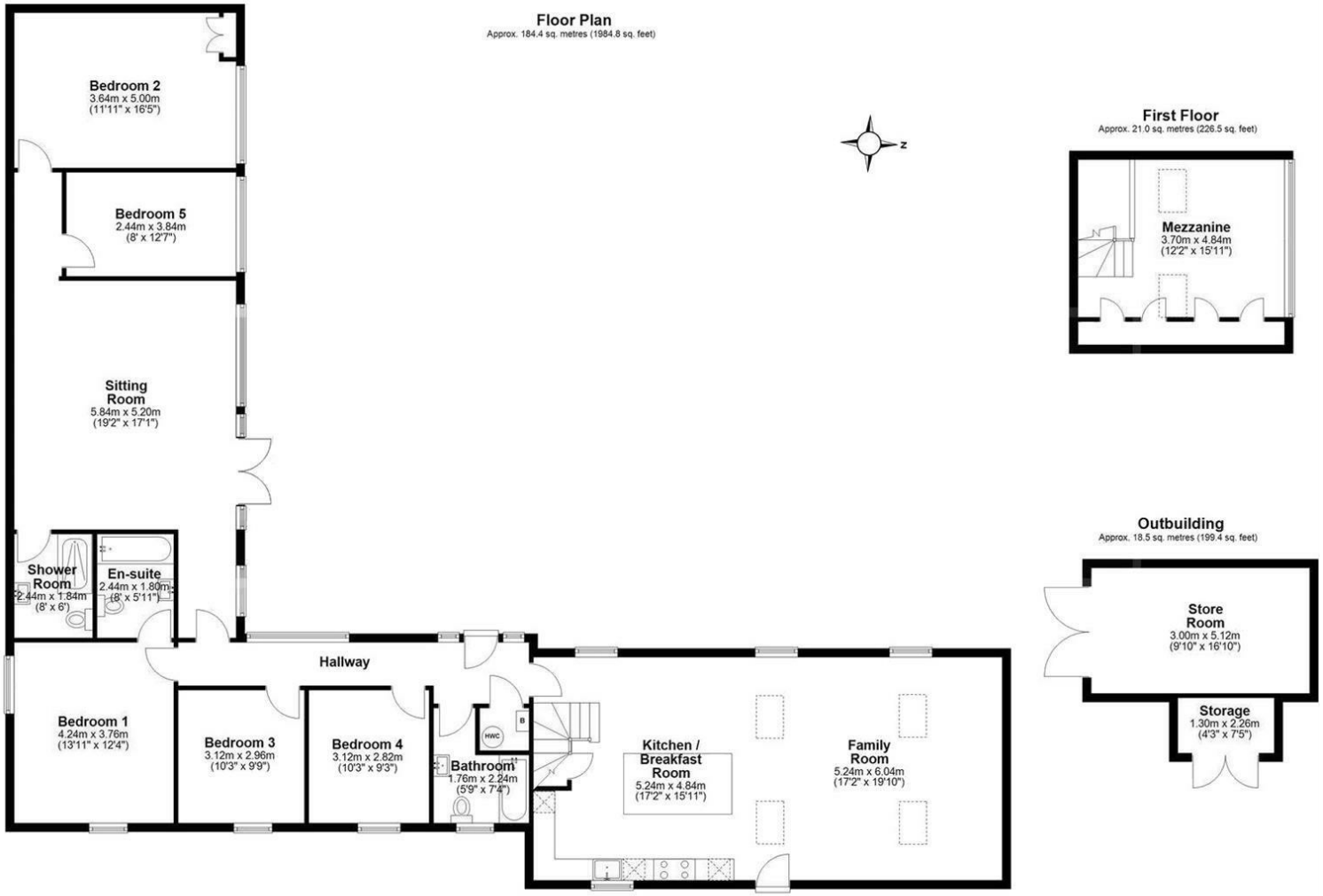








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Total area: approx. 224.0 sq. metres (2410.6 sq. feet)

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.

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