



The Green, Finchingfield, CM7 4JX

CHEFFINS

The Green

Finchingfield,
CM7 4JX

- Detached four bedroom home
- Stunning kitchen with bi-folding doors to the garden
- Open kitchen/dining/family room
- Bathroom and en suite to primary
- Driveway and detached garage
- 0.3 of an acre plot

A substantial detached residence set in a private cul-de-sac just off from the central green, on a 0.3 acre plot in the picturesque village of Finchingfield. The property has been recently refurbished featuring a stunning kitchen with bi-folding doors to the garden and well-proportioned accommodation, including 4 double bedrooms and large living space. In addition there is a private rear garden, ample off-street parking, a detached garage, and a separate home office/studio.

4 3 3

Guide Price £850,000





LOCATION

Finchingfield is a sought-after village offering local shops, a post office and pubs, churches and a village primary school. Local buses connect the village to nearby towns and surrounding villages including Braintree, Great Bardfield, Saffron Walden and Great Dunmow. A school bus service is provided to the Tabor secondary school in Braintree, Helena Romanes secondary school at Great Dunmow and the County High School in Saffron Walden. Mainline train services are available from Braintree to London Liverpool Street on the Colchester line or alternatively from Stansted, Audley End, Bishops Stortford or Elsenham on the Cambridge line. Stansted Airport and the M11 are approximately 16 miles to the west and fast access is available on the new A120 dual carriageway.

GROUND FLOOR

ENTRANCE HALL

A vaulted, oak-framed porch and entrance door open to the entrance hall with oak flooring, staircase rising to the first floor, understair storage cupboard and doors to adjoining rooms.

STUDY

Window to the front aspect, oak flooring and door leading to:

GYM/FAMILY ROOM

Window to the rear aspect, oak flooring and double doors providing access to the plant cupboard.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and heated towel rail.

SITTING/DINING ROOM

Windows to the side and rear aspects, feature redbrick fireplace with wood burning stove, oak flooring and step up to:

KITCHEN

Fitted with a range of base and eye level units, incorporating a central island with wine cooler and breakfast bar, with quartz worktops, ceramic sink unit, Quooker boiling/soda water tap, space for range style cooker, integrated dishwasher and full height fridge and freezer. Glazed doors to the side aspect and bi-folding doors opening to the rear garden.

UTILITY ROOM

Fitted with base and eye level units with quartz worktops and splashbacks, space and plumbing for dishwasher, washing machine and tumble dryer, oak flooring and door to:

BOOT ROOM

Glazed stable door to the rear aspect and oak flooring.

FIRST FLOOR

LANDING

Doors to adjoining rooms, access to the loft space and Velux window providing a good degree of natural light.

BEDROOM 1

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

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, shower enclosure with dual shower heads, low level WC, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM

Window to the side aspect and fitted wardrobes.

BATHROOM

Comprising twin wash basins with vanity unit beneath, low level WC, jacuzzi bath with dual shower heads over, heated towel rail and window to the rear aspect.

BEDROOM

Window to the front aspect and fitted wardrobes.

BEDROOM

Window to the rear aspect and fitted wardrobes.

OUTSIDE

The property has a gravelled driveway providing off-street parking for several vehicles and access to the garage. Adjoining the rear of the property there is a paved terrace which leads to the garden featuring a decking area, perfect for al fresco entertaining. The rest of the garden is predominantly laid to lawn with mature trees and hedges bordering and a garden office/studio.

GARAGE

Up and over doors to the front and rear, power and lighting connected and glazed personal door to the side.

GARDEN OFFICE/STUDIO

Bi-folding doors from the garden, power and lighting conneted.

AGENT'S NOTE

Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is a Cheffins employee.

VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Braintree



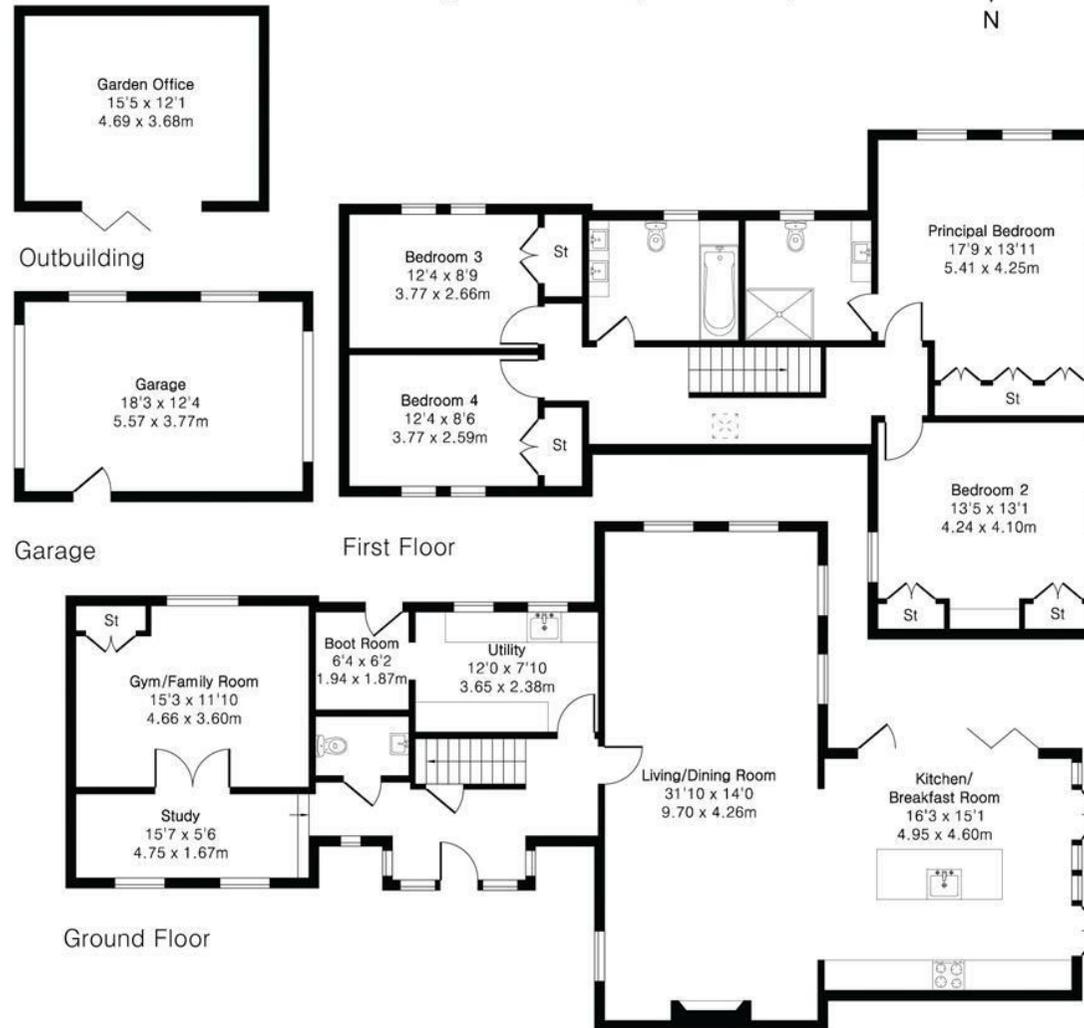
**Approximate Gross Internal Area 2273 sq ft - 211 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1275 sq ft – 118 sq m

First Floor Area 998 sq ft – 93 sq m

Garage Area 226 sq ft – 21 sq m

Outbuilding Area 186 sq ft – 17 sq m





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: 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.

