



Hill Road, Hempstead, CB10 2PH

CHEFFINS

Hill Road

Hempstead,
CB10 2PH

- Well-presented detached home
- Kitchen/dining/family room
- Sitting room with log burner
- Four double bedrooms
- Double glazed throughout
- Far reaching countryside views
- Sought-after village

An individual, detached family home enjoying spacious and versatile accommodation throughout, together with stunning views over the adjoining countryside.

4 3 2

Guide Price £750,000





LOCATION

The well-regarded village of Hempstead, which has a village hall and a Church, is 6 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 is within easy access.

GROUND FLOOR

ENTRANCE HALL

Solid oak entrance door with an adjoining obscure glazed window, decorative tiled flooring with underfloor heating, seating area and fitted shelving. Staircase rising to the first floor.

SITTING ROOM

A dual aspect room with windows to the front and side aspects. Oak flooring with underfloor heating and contemporary stove on a granite hearth.

KITCHEN/DINING/FAMILY ROOM

A stunning, open plan living space providing a modern living space. The kitchen has recently been refitted with an extensive range of units with quartz worktop, sink unit, induction hob, double Neff ovens, space for American style fridge freezer and integrated Miele dishwasher, built-in pantry cupboard and oak flooring. Double glazed windows to the front and rear aspects enjoying views and a pair of double glazed door providing access and views to the terrace and garden beyond. Within the living space is a wood burning stove on a granite hearth with adjoining fitted shelving and cupboard. Door to:

UTILITY ROOM

A large room with base units and worktop space, space for washing machine and tumble dryer, space for additional fridge freezer and tiled flooring with underfloor

heating. Double glazed window to the rear aspect overlooking the garden and a glazed stable door providing access to the outdoor space. Further door providing access to the sitting room.

GROUND FLOOR SHOWER ROOM

Contemporary suite comprising shower enclosure, WC with hidden cistern, wash basin, tiled walls and flooring with underfloor heating and obscure double glazed window.

FIRST FLOOR

LANDING

Velux skylight providing natural light and access to the loft space.

BEDROOM 1

An impressive bedroom enjoying a good degree of natural light via double glazed windows to the front and side aspects, together with a pair of double glazed doors leading to a Juliet balcony with views over the garden and adjoining countryside. Fitted with an extensive range of wardrobes with cupboards above.

EN SUITE

Comprising shower enclosure, WC with hidden cistern, wash basin, tiled walls and flooring and Velux skylight.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden and adjoining countryside.

BEDROOM 3

Double glazed window to the front aspect and fitted wardrobe.

BEDROOM 4

Double glazed window to the front aspect and fitted wardrobe cupboard.

BATHROOM

Suite comprising bath with shower over, vanity wash basin, low level WC, tiled walls and flooring and double glazed window to the rear aspect enjoying pleasant views.

OUTSIDE

The property is comfortably set within its own generous plot. To the front of the property is a gravelled driveway providing extensive parking, together with mature borders, paved terrace to the front and gated side access to the rear garden. Adjoining the rear of the property is a natural stone paved terrace with steps leading to the garden which is mainly laid to lawn and enjoying stunning views over the adjoining countryside. In addition is a decking area for al fresco entertaining, together with a large timber shed and well-stocked flower and shrub borders.

VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

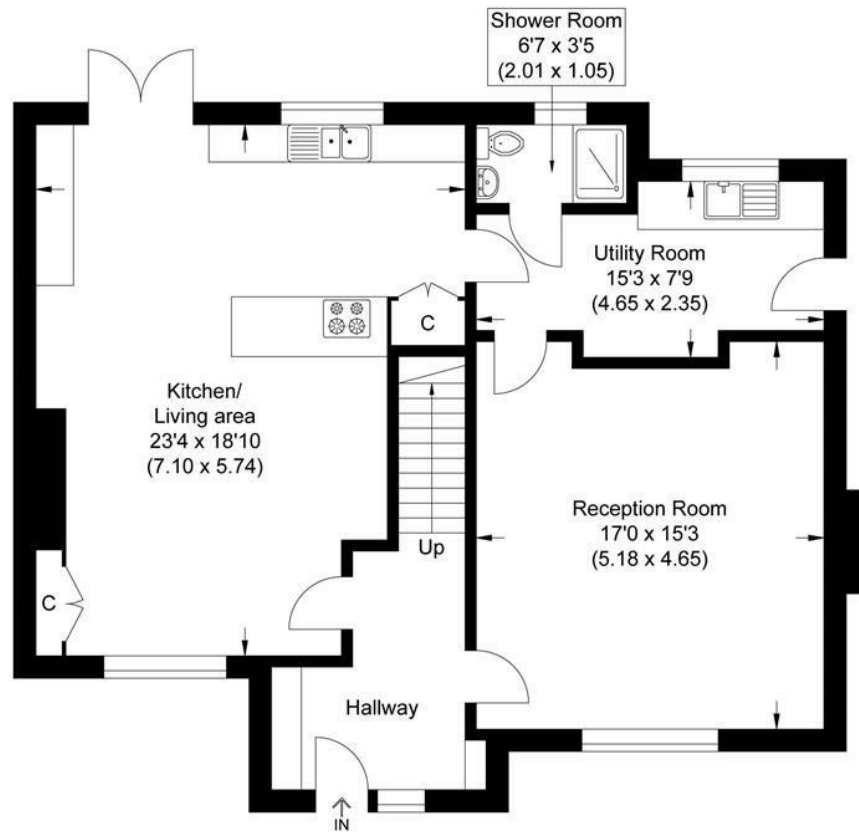


Guide Price £750,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Uttlesford

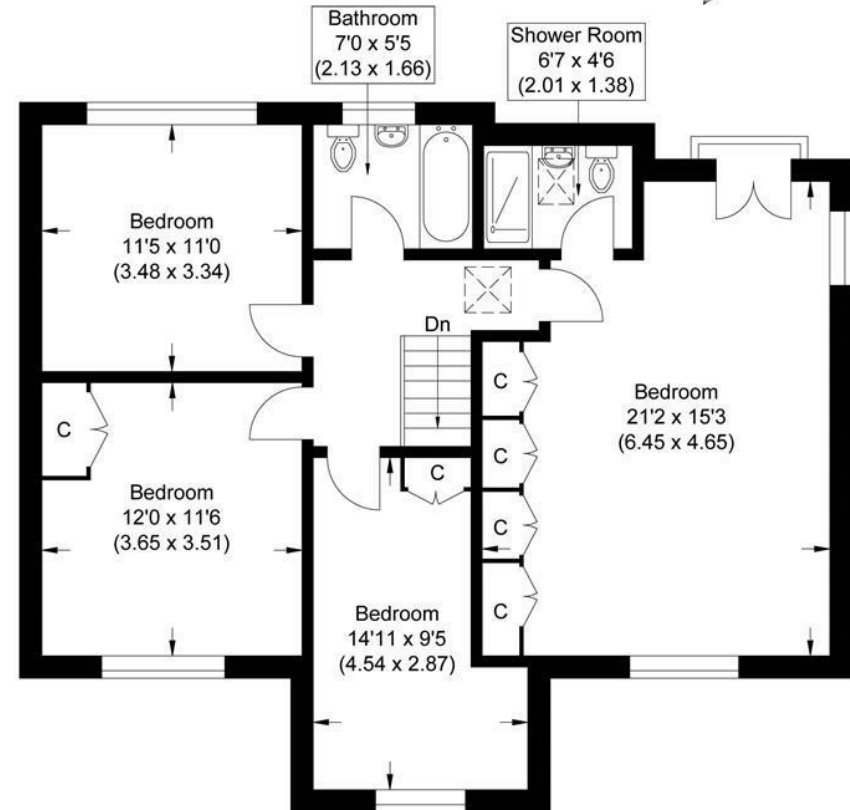




Approximate Gross Internal Area
159.76 sq m / 1719.64 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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.

