



Lower Green, Wimbish, CB10 2XH

**CHEFFINS**



## Lower Green

Wimbish,  
CB10 2XH

- Stunning new build
- Tuck-away location
- High specification
- Five bedrooms
- Two bedrooms with en suites
- Detached double garage

A substantial and individual new home built in a tucked away location at the end of a no-through lane with stunning views over the adjoining grazing land. The property has been built by a renowned and local developer and has been finished to a extremely high standard together with a south-facing garden and detached double garage with room above.

5 4 3

**Guide Price £1,375,000**





## LOCATION

The popular village of Wimbish is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool street is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant. Within walking distance there is a convenience store and less than a mile is a cafe and garden centre.



## SPECIFICATION INCLUDES:

- 10 Year build warranty
- Air source heat pump with underfloor heating to ground floor and high efficiency radiators to the first floor
- LED lighting throughout
- Data sockets to the kitchen, sitting room, dining room and bedrooms
- Neff and Bosch appliances in the kitchen and utility room
- Cedar balconies
- Dusk till dawn sensor external lighting

## GROUND FLOOR

### RECEPTION HALL

A spacious and welcoming reception hall with oak staircase rising to the first floor with understairs storage cupboard and oak doors to adjoining rooms.

### SITTING ROOM

A triple aspect room enjoying panoramic views together with bi-folding doors providing access onto the terrace and garden beyond. Log burning stove with granite hearth.

### DINING/FAMILY ROOM

A versatile room enjoying a good degree of natural light provided by a number of full height windows and skylights above, recessed shelving and oak flooring.

### KITCHEN/DINING/LIVING ROOM

A stunning and spacious room providing contemporary living. The kitchen comprises an extensive range of base and eye level units with quartz worktop, incorporating a large breakfast bar, appliances including induction hob, double ovens and plate warmers, combination microwave, coffee machine and wine cooler, dishwasher and full height fridge and freezer. The room also enjoys a good degree of natural light and views provided by a number of windows and bi-folding doors to the rear providing access to the terrace.

### UTILITY ROOM

Fitted with a range of units with quartz worktop,

washing and tumble dryer, along with a seating area with storage baskets below and glazed door providing access to the outdoor space.

## GROUND FLOOR SHOWER ROOM

Comprising a shower enclosure, WC with hidden cistern, vanity wash basin, tiled walls and floor and window to the rear aspect.

## FIRST FLOOR

### LANDING

A pair of skylights providing a good degree of natural light and access to the attic space.

### BEDROOM 1

An impressive bedroom with a pair of bi-folding doors which lead to a balcony with glass and steel balustrade, enjoying spectacular views to the rear over the adjoining paddocks and woodland. The room also has a dressing area with fitted wardrobes and door to:

### EN SUITE

Comprising a free-standing bath, large shower enclosure, WC with hidden cistern, twin vanity wash basins, tiled walls and obscure window.

### BEDROOM 2

Window to the side aspect, fitted wardrobes and door to:-

### EN SUITE

Comprising a shower enclosure, WC with hidden cistern, wash basin, heated towel rail and tiled walls and floor.

### BEDROOM 3

A pair of glazed doors opening to a Juliet balcony with views over the garden and adjoining paddocks. A pair of built-in wardrobes and a dressing table/work area.

### BEDROOM 4

Window to the front aspect, a pair of built-in wardrobes and fitted dressing table/work area.

### BEDROOM 5

Full height windows to the front aspect and built-in storage cupboard.

## BATHROOM

Comprising free-standing bath, shower enclosure, WC with hidden cistern, vanity wash basin, tiled walls and floor, heated towel rail and large skylight.

## DETACHED DOUBLE GARAGE

Accessed via a pair of electric roller shutter doors, plastered and painted throughout, with power and lighting connected and EV charging point. To the rear is a door accessed from the outside space with staircase leading up to the first floor. This area provides a useful space with windows to the front and rear aspects enjoying views, oak flooring and also has a water connection available.

## OUTSIDE

The property is set in a tucked away location towards the end of a no-through lane, accessed via an electric timber five bar gate with post and rail fencing together with planting to the front aspect. The rear garden is south facing, laid to lawn with a paved terrace and views over the adjoining grazing land and wooded areas beyond.

## AGENT'S NOTES

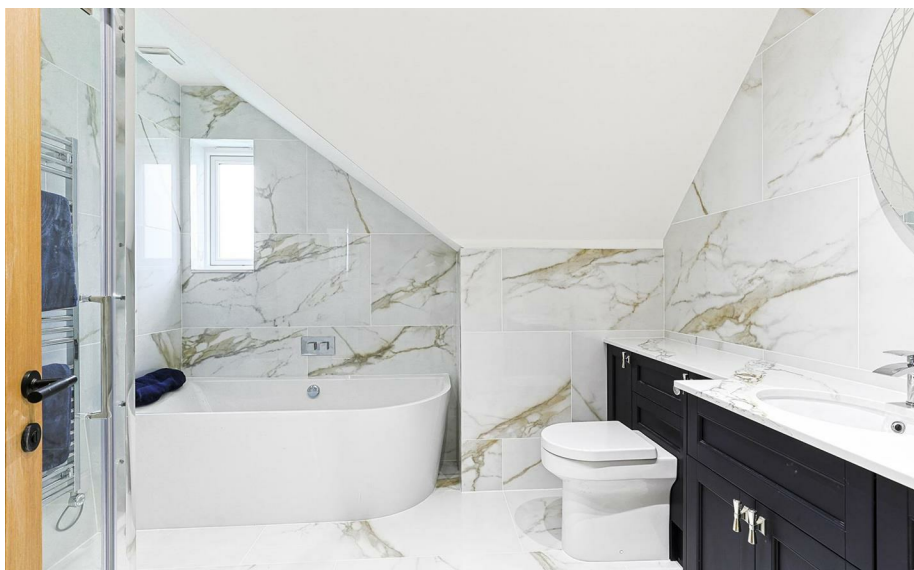
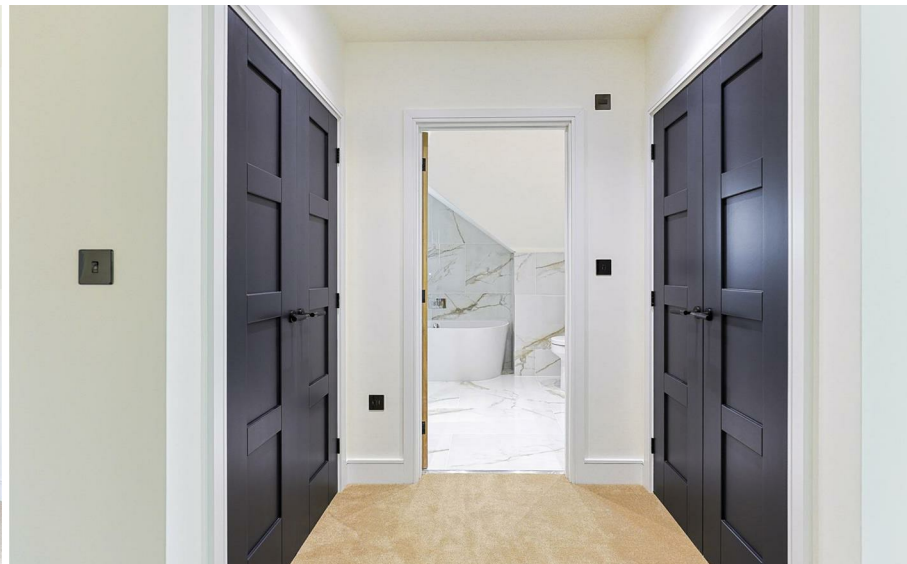
- Tenure - Freehold
  - Council Tax Band - To be assessed
  - Property Type - Detached house
  - Property Construction - Timber framed with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 3,239.61
  - Parking - Garage and private driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Private sewerage treatment plant
  - Heating - Air source heat pump with underfloor heating to ground floor and radiators to first floor, wood burner and electric towel rails
  - Broadband - Fibre to the Property available for connection
  - Mobile Signal/Coverage - OK

## VIEWINGS

By appointment through the Agents.



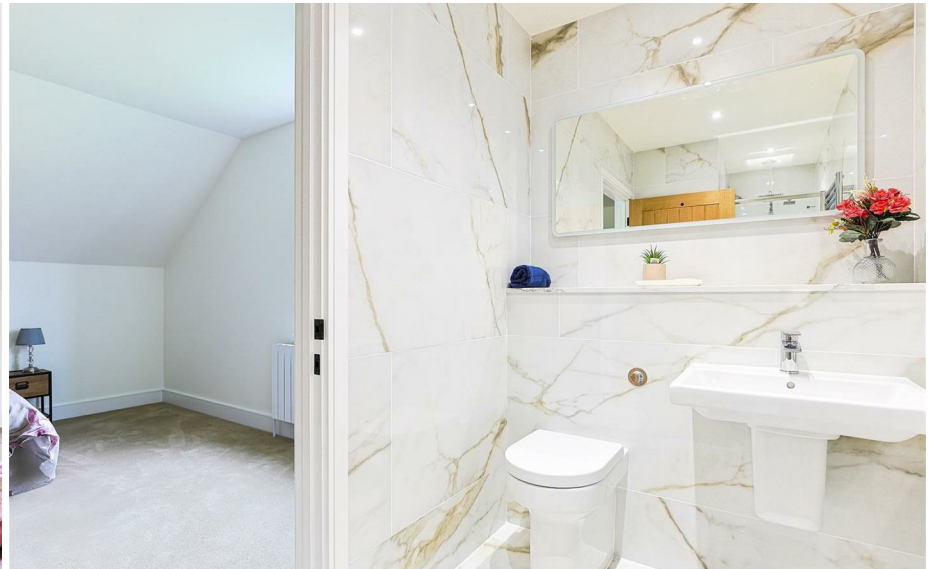



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Guide Price £1,375,000  
 Tenure – Freehold  
 Council Tax Band – New Build  
 Local Authority – Uttlesford

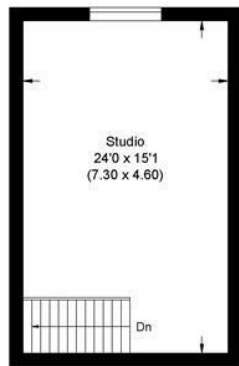




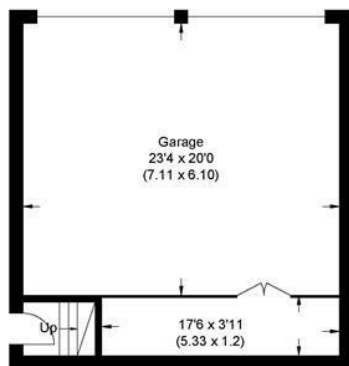




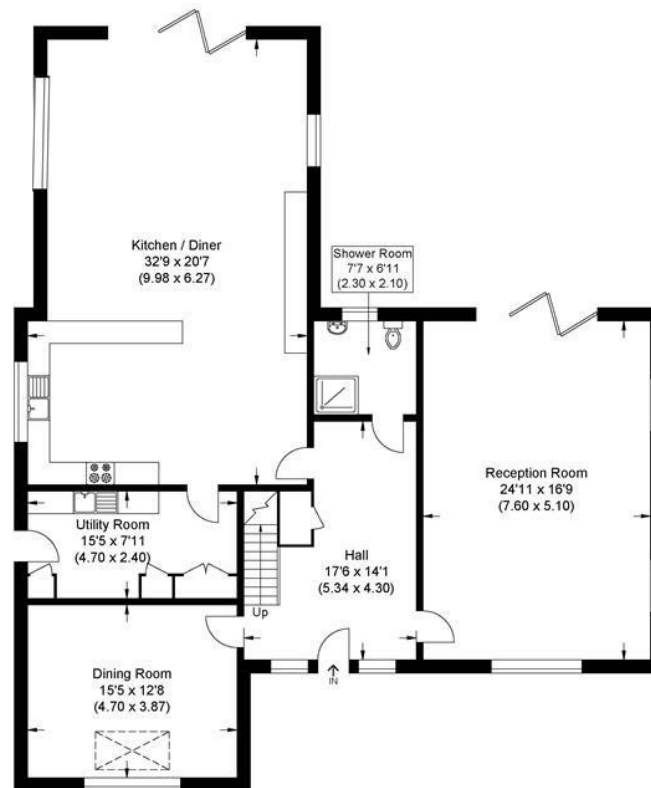
Approximate Gross Internal Area  
 300.97 sq m / 3239.61 sq ft  
 (Excludes Garage & Studio)  
 Garage & Studio Area 87.17 sq m / 938.29 sq ft



Garage First Floor



Garage Ground Floor



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](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.

