

Vassars Field, Clavering, CB11 4GW

CHEFFINS

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Vassars Field

Clavering,
CB11 4GW

4 3 2

Guide Price £1,000,000



- Prestigious modern home built by the highly regarded Pelham Structures
- Sought after crescent position with attractive views across adjoining fields
- High-specification refitted kitchen, thoughtfully upgraded by the current owners
- Beautifully landscaped rear garden, designed for both entertaining and everyday enjoyment
- Large driveway and detached garage
- Flexible accommodation with the fourth bedroom currently serving as a dressing room, while retaining the potential to be returned to a bedroom

A stunning modern home forming part of a prestigious development, occupying an attractive crescent position with open views and direct gated access onto the adjoining fields. Built by the highly regarded developer Pelham Structures, the property has been further enhanced by the current owners and now benefits from a beautifully refitted kitchen and an exceptionally landscaped garden.









LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

GROUND FLOOR

ENTRANCE HALL
Entrance door and window to the front aspect, staircase rising to the first floor, cupboard housing the accumulator tank and doors to adjoining rooms.

CLOAKROOM
Comprising ceramic wash basin with vanity cupboard beneath and low level WC.

OFFICE
Window to the front aspect, bespoke fitted cabinetry including full height coat cupboard, shelves and drawer units.

KITCHEN/DINING ROOM
Aluminium bi-folding doors and window providing views and access to the rear garden and Velux windows providing a good degree of natural light. The beautifully appointed, bespoke kitchen by Schüller features striking anti-fingerprint Onyx Black cabinetry complemented by Avola Nebraska Oak-effect finishes, creating a sleek contemporary aesthetic. Designed with handleless units, extensive storage, illuminated glass tambour cabinets and a substantial island with oak-finished drawer accessories, the kitchen combines style with practicality. A dedicated bar area includes illuminated display shelving and a drinks fridge, while premium appliances comprise a range of Miele cooking appliances, a Siemens dishwasher and a Liebherr larder fridge. The luxurious specification is completed by Cosentino Sensa Taj Mahal granite worktops and splashbacks, a black Shock sink, and a black Quooker PRO3 & CUBE tap providing instant boiling, chilled filtered and sparkling water. In addition is a large, walk-in storage cupboard and door to:

UTILITY ROOM
Fitted with base and eye level units with quartz worktops, stainless steel sink, space and plumbing for washing machine and space for a freezer. Obscure glazed door to the side aspect.

SITTING ROOM
Aluminium bi-folding doors to the rear aspect.

FIRST FLOOR

LANDING
Access to the loft space and doors to adjoining rooms.

PRIMARY BEDROOM
A vaulted room with window to the rear aspect and door to:

EN SUITE
Comprising large ceramic wash basin with vanity unit beneath and fitted cupboard to either side, low level WC, walk-in shower with dual shower heads and a heated towel rail. Door to:

DRESSING ROOM/BEDROOM 4
Fitted wardrobes with railings, drawers and vanity unit. Window to the rear aspect and door returning to the landing providing scope for the room to be used as an independent bedroom.

BEDROOM 2
Fitted wardrobes, windows to the front and rear aspects and door to:

EN SUITE
Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads and heated towel rail.

BEDROOM 3
Window to the front aspect and fitted wardrobes.

BATHROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, heated towel rail and obscure glazed window to the front aspect.

OUTSIDE
The property benefits from a gravelled driveway providing ample off-road parking for several vehicles and access to the detached garage. The front garden is predominantly laid to lawn, complemented by well-stocked shrub borders and hedging, with an Indian sandstone pathway leading to the entrance. Gated side access leads to the rear garden, where an expansive Indian sandstone terrace provides an ideal setting for outdoor dining and entertaining. Professionally landscaped, the garden has been thoughtfully designed with distinct areas, including a central oval lawn framed by established planting beds and beech hedging, creating a high degree of privacy while enjoying delightful views and gated access to the adjoining green space. A further porcelain terrace sits beneath an aluminium pergola with an adjustable louvred roof, while a superb summer house/studio features French doors and windows overlooking the garden.

DETACHED GARAGE
Up and over door, power and lighting connected and personal door to the side.

VIEWINGS
By appointment through the Agents.















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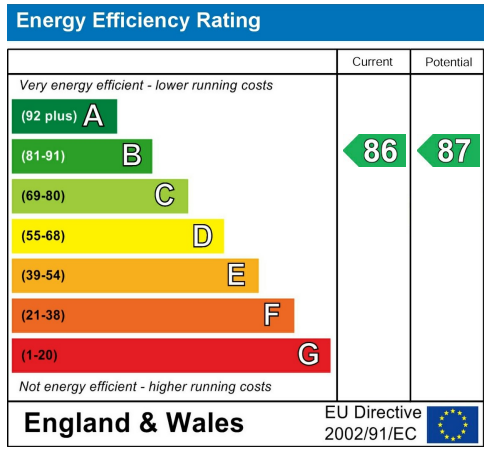














Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

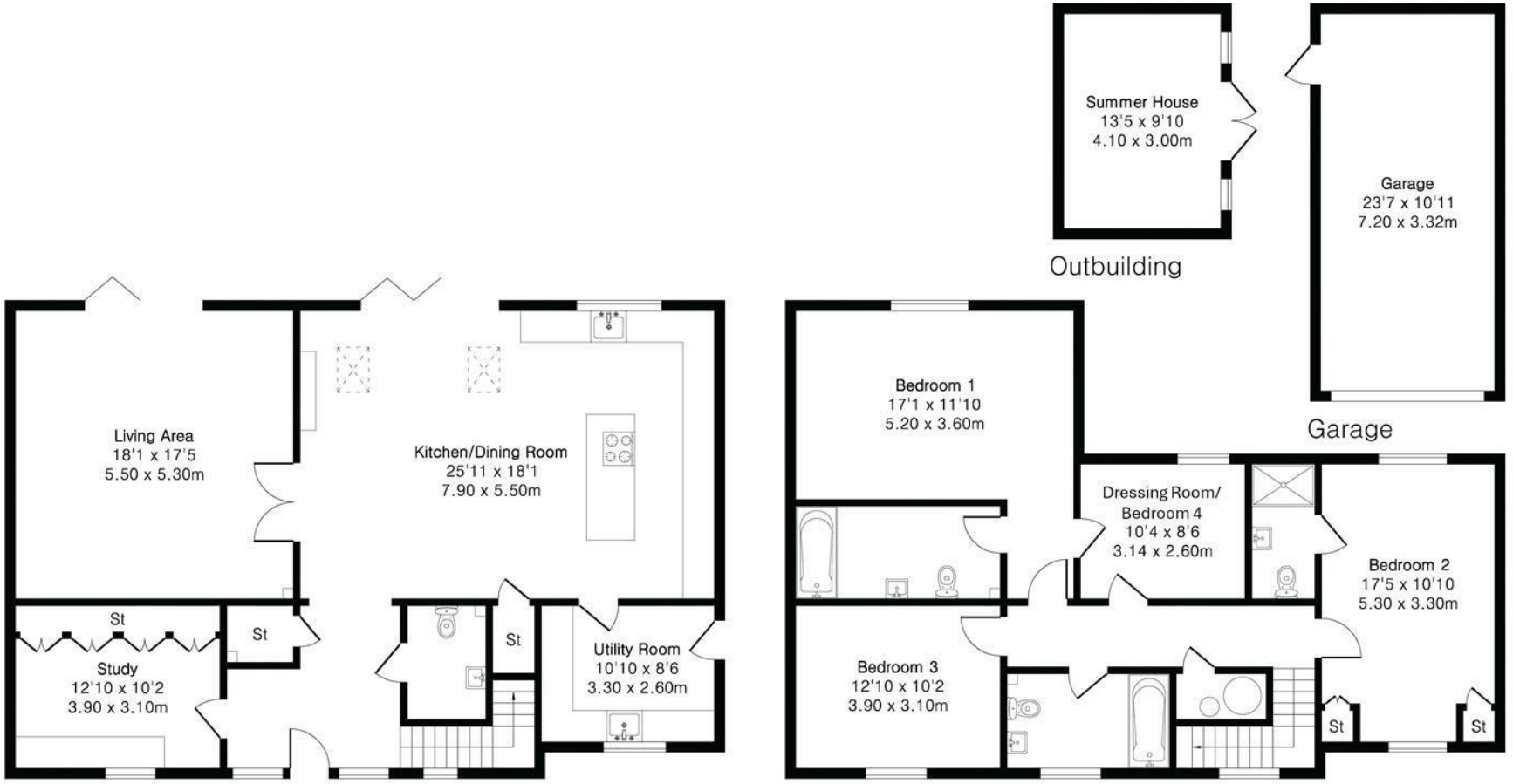
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Approximate Gross Internal Area 2215 sq ft - 206 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1234 sq ft – 115 sq m
First Floor Area 981 sq ft – 91 sq m
Garage Area 257 sq ft – 24 sq m
Outbuilding Area 132 sq ft – 12 sq m



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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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