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RESIDENTIAL & COMMERCIAL AGENTS



## The Barn

Debden Green | Saffron Walden | Essex | CB11 3LZ

Guide Price £1,350,000



# An attractive newly constructed 5 bedroom barn conversion, extending to approximately 2800 Sqft finished to a high specification and enjoying a pleasant setting backing onto open countryside.

## Accommodation

The Barn is a beautiful, newly constructed detached family home built to an individual design occupying a pleasant plot backing onto open countryside, ideally located just a short distance from Saffron Walden as well as the picturesque medieval town of Thaxted.

The beautiful accommodation, extending to approximately 2,800 sqft is spread over a single level and providing a light and airy living space finished to a high level of specification. In detail the accommodation comprises of a large entrance hallway with an attractive Karndeian wood effect flooring with underfloor heating and Velux sky lights, a selection of built in cupboards and doors leading to the adjoining rooms.

A particular feature of this wonderful home is the truly stunning open plan living and dining area to the rear of the property with attractive Karndeian wood flooring with underfloor heating, vaulted ceiling and contemporary brick chimney. The room benefits from a full height glazed apex to rear aspect including bi-folding doors providing an abundance of natural light, leading out to the rear patio area creating a wonderful entertaining space.

The living area opens through to a good size kitchen which is fitted with high quality range of base and eye level units with solid quartz work surface over incorporating a Stainless steel sink with chrome mixer tap. There is a large island with matching quartz work surface and cupboards under and seating around. Integrated dishwasher, integrated large fridge and freezer. Space for two integrated Neff ovens, Space for an induction hob and microwave. Extractor fan. LED down lights, wood effect Karndeian Windows to side aspect and bi fold doors to the rear.

Adjacent to the kitchen is a utility room which is fitted with a range of base and eye level units with worktop surfaces over incorporating a stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Glazed door with side access. Karndeian floor with underfloor heating.

The property benefits from 5 good size bedrooms. These include a principal bedroom with a lovely high vaulted ceiling with a fully tiled en suite fitted with a high quality shower, WC and basin in drawer units, as well as a large walk in dressing room. Bedroom 2 again with a tiled en suite fitted with a high quality shower, WC and basin in drawer units and digital mirror above, bedroom 3 which is a good size double, bedroom 3 which is again a good size double with a fully tiled en suite fitted with a high

quality shower, WC and basin in drawer units, and a Family Bathroom with spa bath with tiled wall above, basin and drawer unit, tiled throughout.

## Outside

The property occupies a wonderful plot and benefits from a front driveway providing ample off road parking and access to detached double garage. There are gardens to the sides and rear of the property and benefits from a large paved terrace off the rear of the property with leads to a heated swimming pool.

## Features

- Stunning new build home finished to a high level of specification extending to approximately 2800 Sqft
- Delightful countryside setting
- 5 good size bedroom, 3 en suite shower room
- Family bathroom
- Stunning open plan living/dining room
- High quality fitted kitchen
- Double garage and off road parking
- Situated just a short distance Saffron Walden and from the popular medieval market town of Thaxted with good local facilities
- 10 year Build zone new home warranty
- No upward Chain

## Location

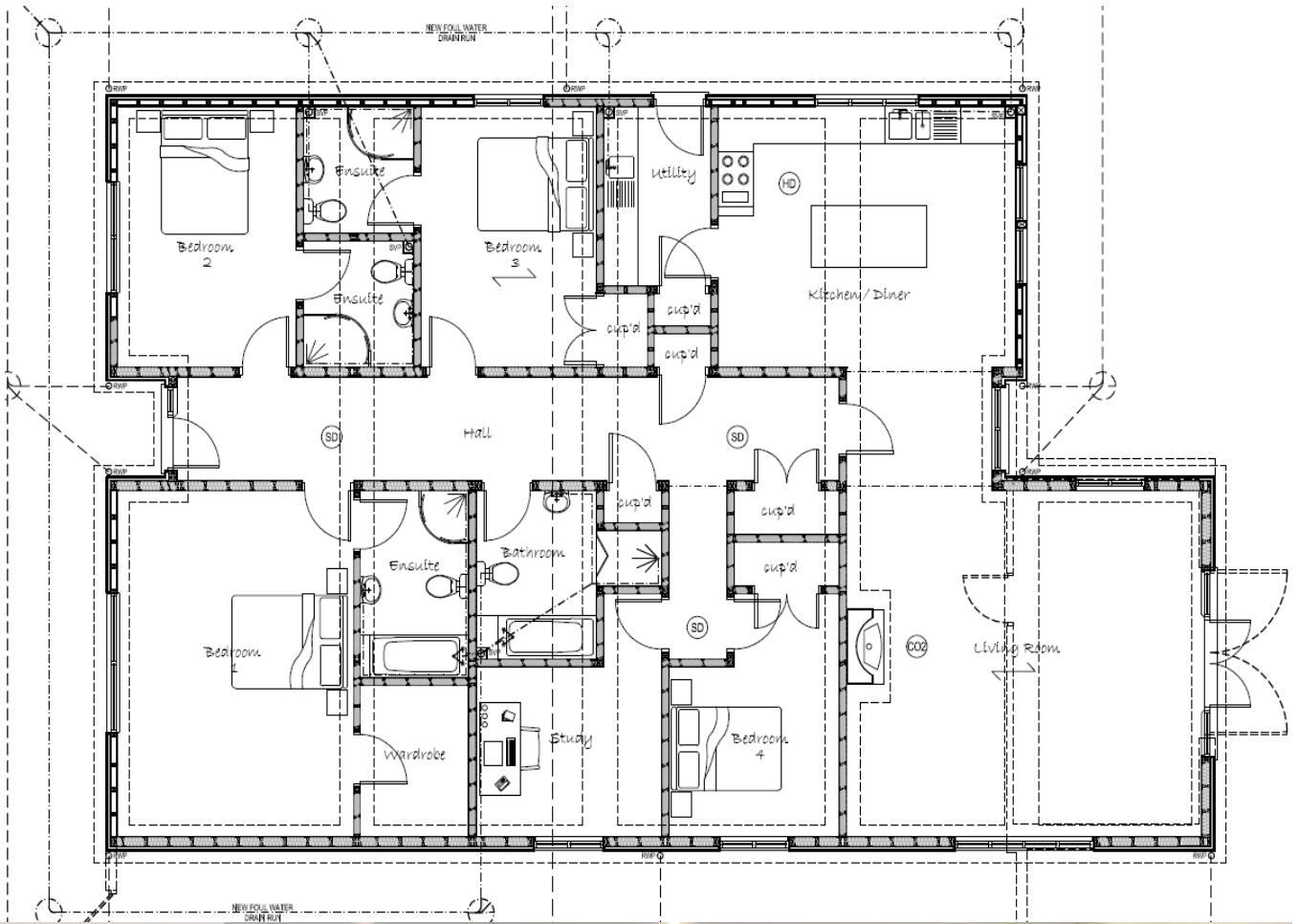
Cutlers Green is a small hamlet situated just west of the popular medieval market town of Thaxted, which offers a good range of amenities including a good range of shops and a weekly market. It is one of Britain's most attractive small towns with its superb medieval buildings and quaint streets. Conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and mainline railway stations at Elsenham 7 miles to the west and Bishop Stortford, providing a regular commuter services to London's Liverpool Street.

## Energy Performance Certificate

TBC

## Services

Main electricity and water will be connected to the property, the heating is ....



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



