



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



The Haven

Radwinter | Essex | CB10 2TF

Offers In Excess Of £1,250,000



A stunning and spacious newly constructed 4/5 bedroom detached family home finished to the highest specification, sitting in a good-sized plot, located in this highly desirable village.

Accommodation

A stunning and truly outstanding newly constructed 4/5 bedroom family home extending to over 3,000sqft of living space including a detached annexe, offering extremely spacious, versatile, and well-thought-out accommodation. Outside the property sits on a generous plot extending to approximately ½ an acre with ample off road parking and a detached carport with studio space above.

The spacious entrance hall is a double height space with galleried landing above. The reception hall leads to all ground floor accommodation to include a stunning open plan kitchen/dining room, sitting room, utility room, cloakroom and beautiful formal sitting room.

The kitchen is of particular features of this wonderful home, fitted with a range of base and eye level contemporary style units with white, marble effect quartz above incorporating an inset ceramic sink and accompanying mixer tap. There is a built-in eye level electric oven and induction hob with extractor over. In addition, there is an integrated fridge, freezer, and dishwasher. Set off from the kitchen is a separate utility room with fitted cupboards, stainless steel sink and space and plumbing for both a washing machine and tumble dryer. A spacious dining area has bi-folding doors leading to the main terraces creating a fantastic space for alfresco entertaining. The well-proportioned sitting room benefits from an abundance of natural light via the full width, bi-folding doors to the rear patio area, ideal for modern living.

On the first floor, the property boasts four good size bedrooms, including a large principal bedroom with Juliet balcony to the rear and three-piece ensuite bathroom comprising of panelled bath with shower over, WC and hand wash basin. The second double bedroom also benefits from an ensuite and views to the rear. Bedroom three has a window to the front aspect and ensuite. The fourth bedroom is a good size room with window to front aspect and ensuite comprising of a shower, WC and hand wash basin. A family bathroom comprises of a three-piece suite with panelled bath, WC, hand wash basin and heated towel rail. All rooms are accessed off a generous galleried landing which provides a useful reading of study area.

Outside

The Haven is set back from the road behind a resin bound driveway providing parking for several vehicles. There is side access to the right of the property which leads to the rear garden with an impressive, paved area to the rear of the property, which can be accessed via many points from the ground floor accommodation. The terrace leads to the large and secluded turfed garden.

The property benefits from a spacious, detached annexe which provides a further 333sqft. Power and light are connected and there are two access points to the building

Features

- Attractive and individual detached family home, extending to over 3,000 sqft to include a detached, 333sqft annexe
- Occupying a pleasant plot on the edge of this popular village
- Off road parking for numerous vehicles
- Detached Carport with studio space above
- 4 bedrooms, all with en suites
- Large kitchen/breakfast room
- No upward chain
- Mains electricity and water are connected, drainage is via a private system

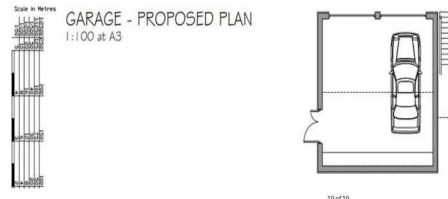
Location

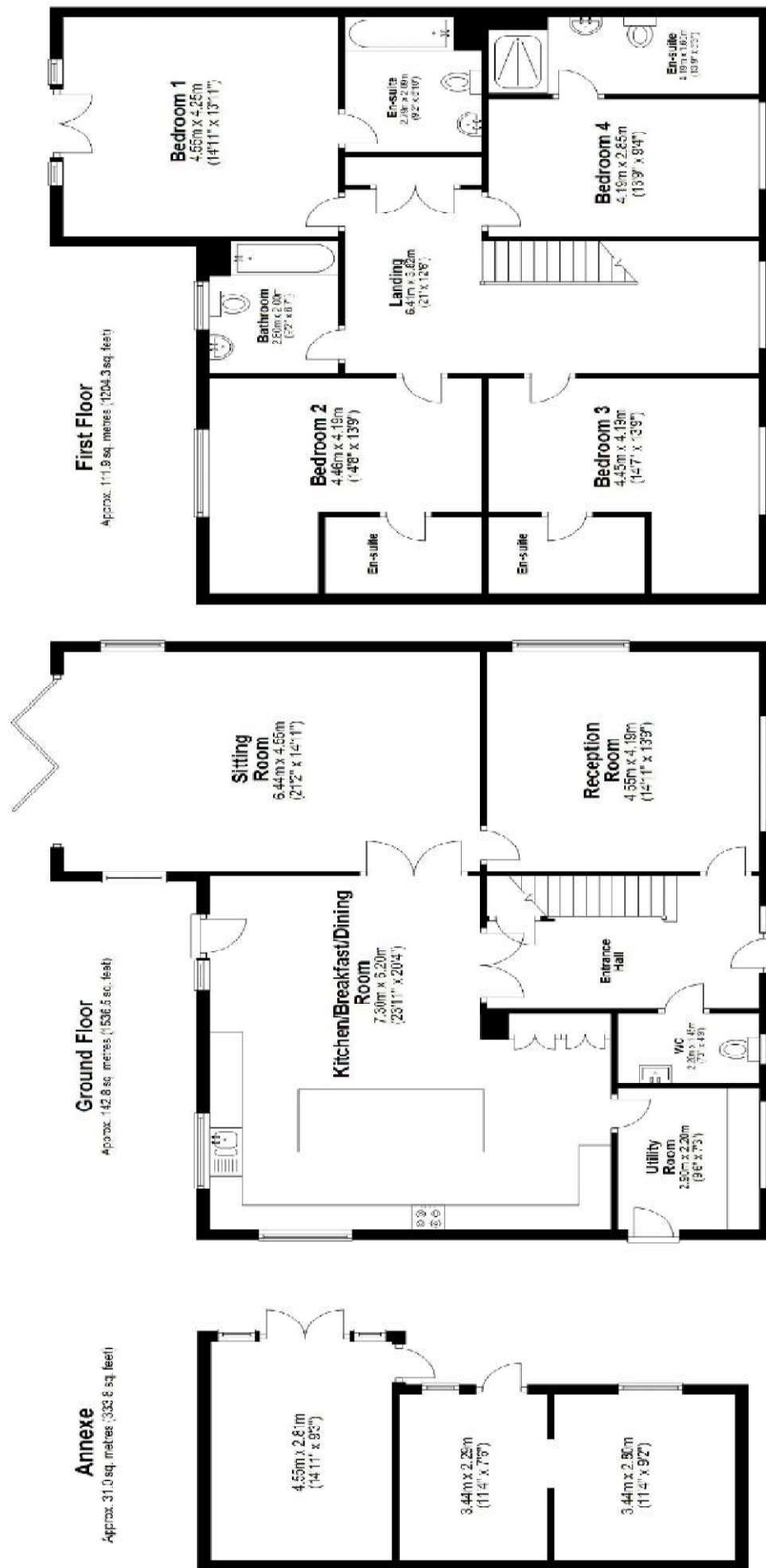
Radwinter is a charming village with a fine parish Church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street is 7 miles and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

GARAGE - PROPOSED ELEVATIONS
1:100 at A3



Scale in Metres
GARAGE - PROPOSED PLAN
1:100 at A3





Total area: approx. 254.6 sq. metres (2740.9 sq. feet)

Floor measurements are approximate and are for illustrative purposes only.

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.



