



Rose Cottage, Water Lane
CB10 2TX



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Rose Cottage

Water Lane | Radwinter | CB10 2TX

Offers Over £650,000

- Superb, detached thatched cottage
- Grade II listed, period property
- Four bedrooms & two bathrooms
- Original features throughout
- Stunning, wrap around garden
- Garden studio with potential to be converted for annex use
- Countryside views
- Located in the heart of the village
- Council Tax Band: D

The Property

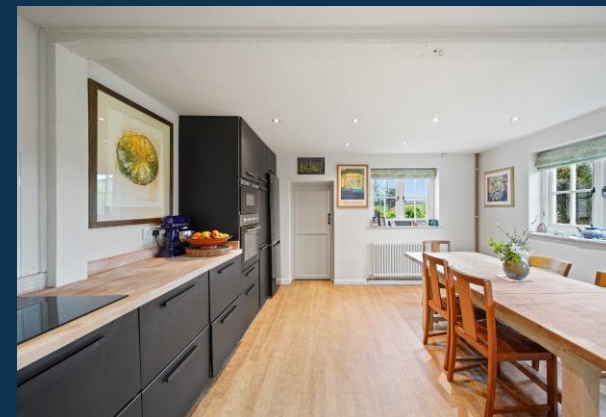
A charming, 17th century, Grade II listed, detached, thatched cottage with separate studio providing potential to convert into an gym, home office or an annexe depending on requirements. The property is set back from the road in the desirable village of Radwinter and has a wonderful wrap-around garden and off-street parking.

The Setting

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.

The Accommodation

In detail, the property comprises of an entrance hall with tiled flooring and access to the stairs rising to the first floor. The downstairs bathroom comprises panelled bath, WC and wash basin. To the left of the entrance hall is the snug with a feature inglenook, brick fireplace housing a wood burning stove and benefits form walnut wood flooring. Exposed timber beams run throughout the property and there is secondary glazed windows overlooking the front garden. From the snug you enter the superb, dual aspect, formal living room with secondary glazed window to the front and glazed window to the side. A stable door provides access to the dual aspect, utility/boot room with space and plumbing for the washing machine and a range of fitted shelving. door leading out into the garden. The spacious, open plan Kitchen/dining room is a particular feature of the property filled with natural light from the double-glazed windows to the rear and side aspects.





The kitchen has a range of eye and base-level units made from eco-friendly recycled plastic bottles, incorporating an eye-level oven and microwave, electric four-ring hob, a fitted dishwasher, bespoke stainless steel sink with drainer, space for fridge/freezer, and a working chimney in place with potential to install a range cooker.

The first-floor landing provides access to the four bedrooms and shower room. Bedroom 1 is a large double with exposed timber beams, original wooden flooring and window to the front aspect. In turn, a door leads to bedroom 2, another large double with exposed timber beams, double aspect window to the front and rear aspect and benefitting from storage in the eaves. Bedroom 3 is a good size with double glazed window to the rear aspect, built-in wardrobes and access to airing cupboard. In turn, a door leads to bedroom 4, another good size room with double glazed window to the rear aspect and built-in wardrobe. The shower room comprises a three-piece suite with enclosed corner shower, WC and wash hand basin.

Outside

The property is set back from the road and benefits from a beautiful wrap-around garden with vegetable patches and seating area to the front. There is off-street parking in front of the studio with a path leading to the front door.



A splendid addition to the outside space is the superb detached outbuilding which was constructed in 2012, and is filled with natural light from two Velux windows and full-length glass windows overlooking the front garden. It is finished to a high specification as built for human habitation, being fully insulated, double glazed, and has electric heating. Offers the potential to convert to an annexe space, as well being a good space for a home office or gym, depending on requirements.

To the rear, is a beautiful garden laid mainly to lawn with shrub borders, and mature fruit trees including a sweet chesnut, apple, plum, pear, hazelnut and walnut to name a few. There is a wonderful view to the fields behind.

Services

Main water and electrics are connected to the property.
Central heating is oil fired.

Local Authority

Uttlesford District Council

Council Tax

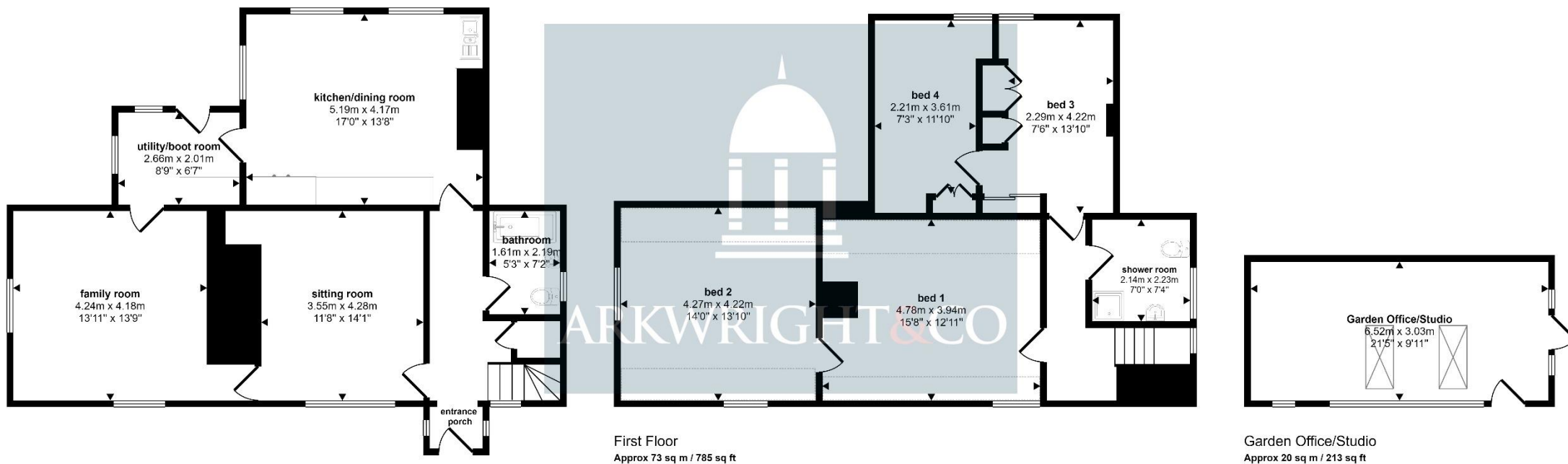
D







Approx Gross Internal Area
172 sq m / 1852 sq ft



Ground Floor
Approx 79 sq m / 854 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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