



2 Church Hill, Radwinter
CB10 2SX



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Church Hill

Radwinter | Essex | CB10 2SX

Guide Price £540,000

- Stunning, Grade II listed property
- Landscaped, mature garden which has been beautifully designed
- Sympathetically renovated by the current owners
- Ideally located in the heart of this desirable village
- Principal bedroom with en-suite shower room
- EPC: N/A
- Two further bedrooms and ground floor bathroom
- Council Tax Band: D
- Superb, vaulted office space

The Property

A beautifully presented, three-bedroom, Grade II listed period property built in 1874, which has been renovated to the highest standard by the current owners. Ideally located in the heart of the village, with a superb, landscaped rear garden.

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 accommodation comprises an entrance hall with stairs rising to the first floor and door into a light and airy sitting room. A feature brick fireplace houses a multi fuel burner, built in storage unit and a large secondary glazed, picture window with wonderful views of the church. The stunning kitchen/dining room with tiled flooring is fitted with a matching range of eye and base level units with undermounted sink unit an additional filter and boiling water tap. Integrated appliances include 4 cooker electric hob, Neff oven and dishwasher. There is space for a freestanding fridge/freezer and a window overlooking the sunroom and onto the rear garden. A door leads to the utility room, fitted with matching units and worktop over. There is space and plumbing for a washing machine. A rear lobby leads to the





newly fitted, ground floor bathroom, which is fitted with a freestanding, rolltop bath with shower attachment over, W.C, wash hand basin and heated towel rail. Adjacent is the superb sunroom with exposed brick wall and bi-folding doors to the garden.

The first floor offers a landing with loft access and doors to the three bedrooms. The principal bedroom benefits from fitted wardrobes, a Victorian cast iron fireplace and en suite shower room. The second bedroom has a cast iron fireplace and houses the airing cupboard. A 3rd bedroom has views over the rear garden.

Outside

The small front garden comprises a well-stocked, raised bed. The superb, rear garden is approximately 115ft long and a real feature of the property, designed by Artisan Landscape Design, Bristol (Alice Ferguson). A Dijon limestone patio area provides an idyllic space for al fresco dining. The raised rill water feature with Cotswold stone gravel paths is surrounded with mature evergreen topiary, ornamental grasses, edible plants and perennials and oak raised vegetable beds. Bespoke larch fencing encloses the garden with further storage and 3 bin store. A gate at the rear of the garden provides access to a footpath leading to Great Sampford.



The brick outbuilding has been lovingly converted to a superb, vaulted office space with natural light from the Velux window and is fitted with light and power.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

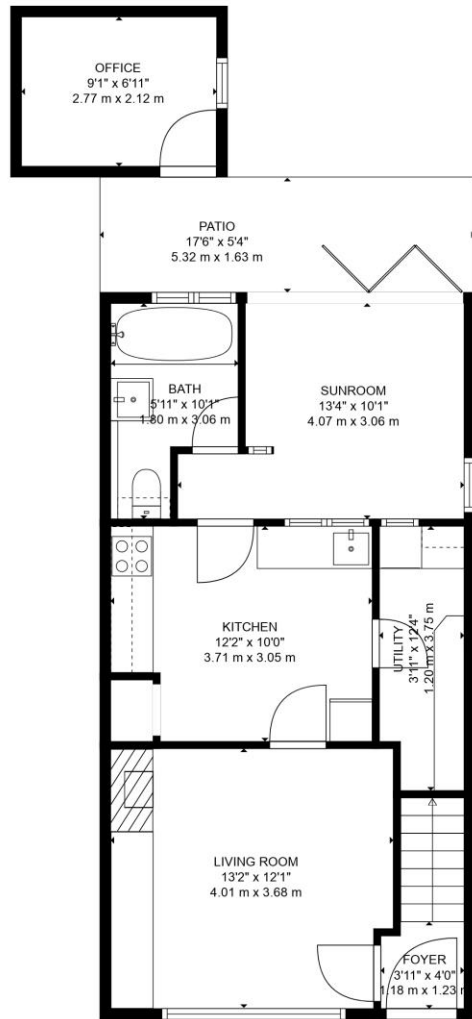
Council Tax

D

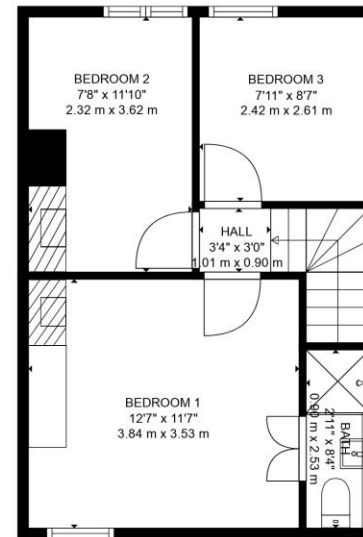
Agent's Note

There is a pedestrian right of way to the immediate rear of the cottage.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 604 sq. ft, 56 m², FLOOR 2: 378 sq. ft, 35 m²
 EXCLUDED AREAS: , PATIO: 94 sq. ft, 9 m²
 TOTAL: 981 sq. ft, 91 m²



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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