

Hoys Farm Cottage

Radwinter Road, Swards End, Saffron Walden



An attractive detached family home with garden studio with stunning views over the countryside.

Dating in part from 1550 and completely remodelled, extended, and rebuilt by the current owners, Hoys Farm Cottage is generously proportioned and benefits from quality fixtures and fittings and beautiful wood flooring that extends across much of the ground floor. This is seamlessly combined with period features, including some exposed beams.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



0.8 ACRES



FREEHOLD



EDGE OF VILLAGE LOCATION



2,965 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Hoys Farm Cottage is a detached part-weatherboarded family home on the outskirts of the village, offering almost 3,000 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the property sensitively combines modern fixtures and fittings, including double glazing throughout, with period features including exposed beams.

The accommodation flows from a welcoming reception hall and comprises a family room, an inner hall with French doors to the terrace, large sitting and dining rooms—both with feature fireplaces with woodburners—and an extensive kitchen/breakfast room with underfloor heating, a range of wall and base units, a large central island, breakfast bar, modern integrated appliances, space for a sizeable table, and French doors to the terrace. Additionally, there is a useful neighbouring fitted utility room with a door to the terrace. The ground floor accommodation is completed by two halls off the family room, each

with a door to the terrace, one with modern shower room and the other with a door to a double bedroom with Jack and Jill access to the shower room.

Stairs rise from the dining room to the vaulted bedroom which has built-in storage and an en suite shower room. A second staircase rising from the inner hall gives access to the property's three remaining vaulted bedrooms, one with dressing room and en suite shower room and another with a door to a Juliet balcony, and to the family bathroom.



Outside

The property is approached over a gravelled driveway providing private parking and giving access to the detached double garage with fitted EV charger. Extending to 0.8 acre, the well-maintained garden surrounding the property is laid mainly to lawn bordered by mature shrubs and trees and features a weatherboarded two-roomed garden studio fitted with air-conditioning, ultra fast broadband which extends to the whole property and Cat 5 wiring. Numerous seating areas and a paved terrace circling the whole house, providing numerous spots for entertaining and al fresco dining, the whole enjoying panoramic views over surrounding farmland.

Location

The well-regarded village of Swards End has a village green, church, village hall and children's play area. Nearby Wimbish village also has a church and village hall, together with independent shops, a childcare centre, garage, library service and primary school. The market town of Saffron Walden offers excellent independent and high street shopping, a Tesco

Superstore, a leisure centre with swimming pool and primary and secondary schooling. More extensive shopping, service and leisure amenities are available in Cambridge. Audley End station (5.2 miles) offers direct trains to central London in less than an hour and the M11 provides easy access to key regional centres, Stansted Airport, central London and the motorway network. The area offers a wide range of state primary and secondary schooling including R A Butler Junior School and Saffron Walden County High School (both rated Outstanding by Ofsted), together with a good selection of independent schools.



Distances

- Swards End 0.9 mile
- Wimbish 1.9 miles
- Saffron Walden 3.1 miles
- M11 (Jct. 9a) 7.6 miles
- London Stansted Airport 13.6 miles
- Cambridge 17.1 miles
- Central London 51.8 miles

Nearby Stations

- Audley End (London Liverpool Street 51 minutes)
- Newport (Essex)
- Great Chesterford

Key Locations

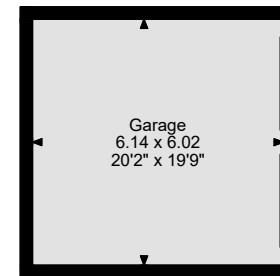
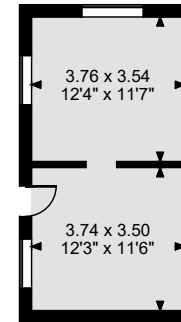
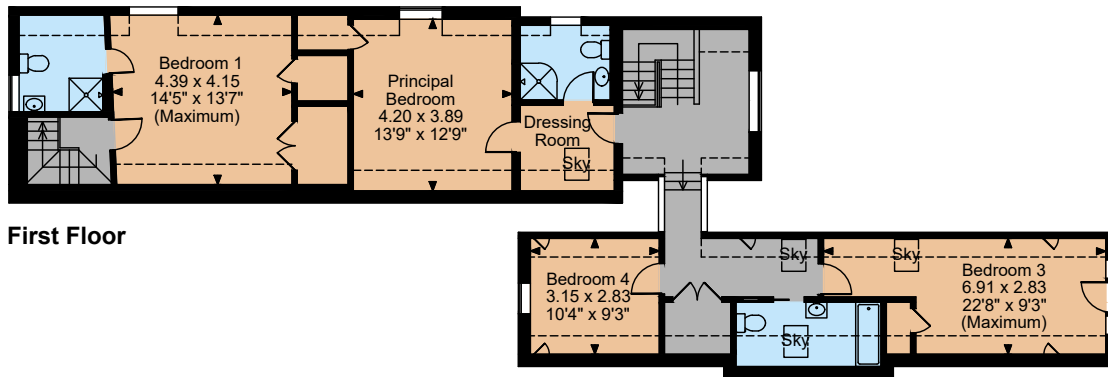
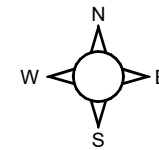
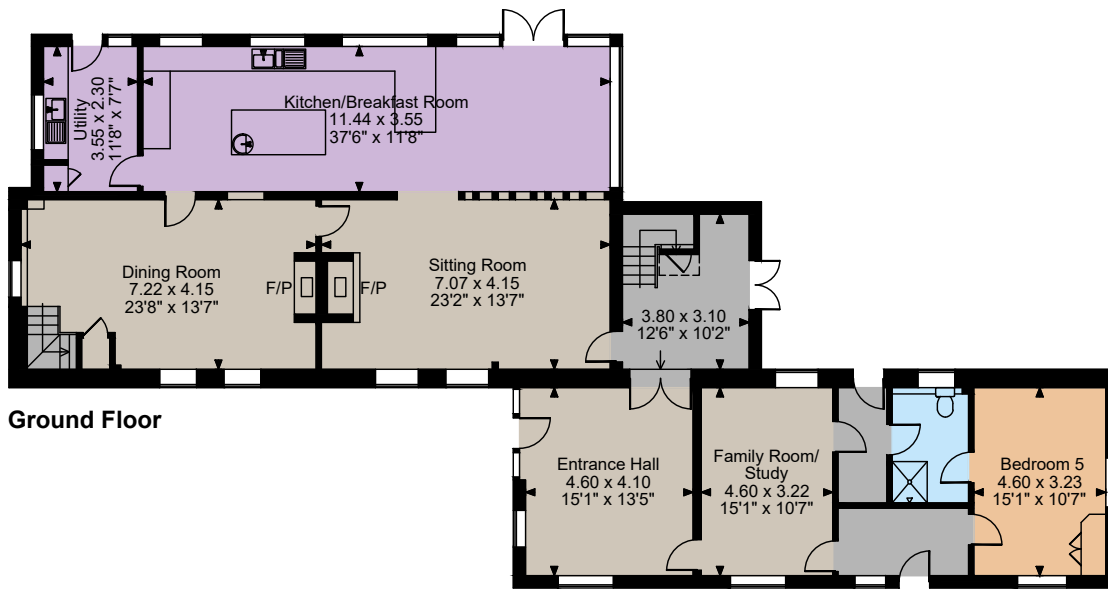
- Wimbish Recreation Ground
- Audley End House and Gardens
- Bridge End Garden
- Fry Art Gallery
- Saffron Walden Museum
- Saffron Grange Vineyard

- Saffron Walden Market
- Turf Maze
- The Saffron Walden Gallery
- Saffron Screen
- Walden Castle
- Saffron Hall

Nearby Schools

- Wimbish Primary Academy
- Ashdon Primary School
- St. Thomas More Catholic Primary School
- Katherine Semar Infant School
- R A Butler Junior School
- Katherine Semar Junior School
- Radwinter CofE VA Primary School
- St. Mary's CofE VA Primary School
- Debden CofE VC Primary School
- Saffron Walden County High School
- Stoke College
- Barnardiston Hall Prep
- Bishop's Stortford College
- Felsted





Floorplans

House internal area 2,965 sq ft (275 sq m)
 Studio internal area 289 sq ft (27 sq m)
 Garage internal area 398 sq ft (37 sq m)
 For identification purposes only.

Directions

CB10 2ST
 ///what3words

General

Local Authority: Uttlesford

Services: Mains water and electricity.
 Klargestor for drainage and oil central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

Wayleaves and easements: Right of way over the lane leading to the property.

Cambridge

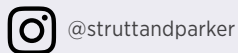
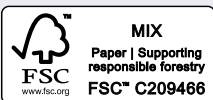
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