



Sommerfield Barns, Lower Green  
CB10 2HX



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# Sommerfield Barns

## Lower Green | Wimbish | CB10 2HX

Guide Price £1,300,000

- Two 4/5-bedroom barn style properties currently under construction
- Exclusive electric gated driveway set well back from the road
- Situated on a no-through road
- High specification throughout, Miele kitchen appliances, underfloor heating, air source heat pumps
- Occupying large size plots, enjoying a pleasant and peaceful location
- Double bay cart lodge to each plot and ample off-road parking
- Conveniently located just 5 miles from Saffron Walden
- Commuter wise, just a 10 minutes drive from Newport of Audley End mainline stations
- Excellent schools close by
- Completion anticipated autumn 2024
- Total useable space approaching 3000sqft



### The Property

A pair of stunning, four/five bedroom, detached barn style homes, sitting in generous plot approaching 0.75 of an acre which forms this exclusive development, due for completion autumn 2024. The spacious accommodation will be finished to a high specification, depending on timescales the buyer will have certain choices and input on design. The spacious accommodation will be finished to a high specification, depending on timescales the buyer will have certain choices and input on design.

### The Setting

Located in the rural village of Wimbish on a no through road, yet only 5 miles away from the market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18-hole golf course and leisure centre with swimming pool. Audley End and/or Newport mainline station are a short distance away, offering a commuter service direct into London's Liverpool Street or Cambridge.

### The Accommodation

The well thought-out and spacious accommodation offering a great degree of versatility with an abundance of natural light, providing a beautiful modern living space, ideal for modern day living. There is a generous entrance hall with WC, an open plan kitchen / dining room with bi-fold doors leading to the rear garden. Accessed from the kitchen is a utility room and, there is stunning dual aspect Lounge with bi fold doors leading out to the rear garden. There are four generous bedrooms on the first floor, including a principal bedroom with en suite shower room, second bedroom with an en-suite, a family bathroom and a linen cupboard, all accessed off a generous galleried landing.

### Outside

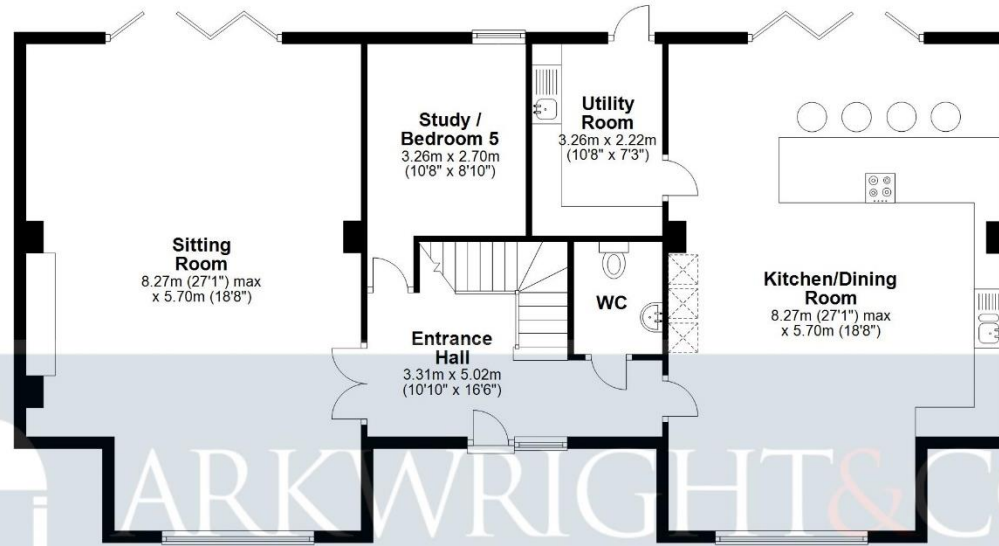
The barns are approached though electric gates leading onto a long-gravelled driveway which in turn leads to large parking areas and a double bay cart lodge to each property. The gravel extends to the front of the plots and to the entrance door. The gardens are enclosed by fencing and natural hedgerow. To the rear of the barns there will be a stone slab terrace providing seating and dining areas.

### Services

Each plot has its own Klargest treatment tank, all other services are connected to the mains.

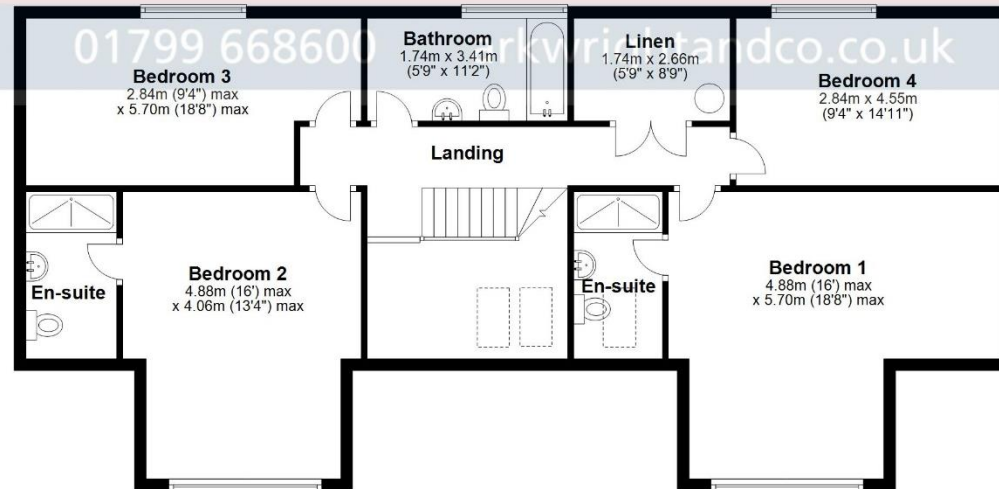


### Ground Floor



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### First Floor



Floor plan for guidance only  
Plan produced using PlanUp.

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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