



The Grove Hill Green, Clavering Saffron Walden £1,295,000 **Freehold**

KH Kevin
Henry

Key Features

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- Private detached residence
- Beautifully presented throughout
- Stunning open plan kitchen/dining/family area
- Two large reception rooms
- Four double bedrooms - main bedroom with dressing area and en-suite

A truly exceptional detached family residence, built in 2021 and finished to an impeccable standard throughout, this outstanding four-bedroom home is discreetly positioned behind electric gates in a peaceful setting within the highly desirable village of Clavering. Combining elegant contemporary design with generous proportions and luxurious finishes, this is a home perfectly suited to modern family living and entertaining.

A magnificent entrance hallway immediately sets the tone, featuring stylish tiled flooring and a staircase rising to the first floor. From here, doors lead to a beautifully appointed dual-aspect sitting room, flooded with natural light and enhanced by attractive wooden



flooring and a feature fireplace, creating a wonderfully inviting space to relax. A further spacious reception room offers exceptional versatility, making an ideal study, playroom or games room. Undoubtedly the heart of the home is the breathtaking open-plan kitchen, dining and family room. Designed with both everyday living and entertaining in mind, this stunning space enjoys large sliding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The bespoke kitchen is fitted with an extensive range of contemporary cabinetry complemented by premium integrated Neff appliances, including a full-height fridge/freezer, dishwasher, induction hob, twin ovens and microwave. A substantial central island provides additional preparation space, a breakfast bar and an integrated wine cooler, while the generous dining and family areas create the perfect setting for hosting family and friends. A well-equipped utility room offers further storage, worktop space, sink and appliance space, whilst a cloakroom completes the ground floor accommodation.





Ground Floor



First Floor

Total floor area 322.1 sq.m. (3,467 sq.ft.) approx

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The impressive first-floor landing is filled with natural light from both a Velux window and front-facing window, leading to four beautifully presented double bedrooms. The principal suite is simply stunning, featuring double doors opening onto a charming Juliette balcony overlooking the beautifully landscaped garden and the peaceful woodland beyond. Complementing the bedroom is a generous walk-in dressing room and a luxurious en-suite incorporating a freestanding bath, separate shower enclosure, vanity unit and high-quality fittings. The remaining three bedrooms are all excellent double rooms, two enjoying their own stylish en-suite shower rooms, whilst the impressive family bathroom is fitted with a bath, separate shower cubicle, vanity wash hand basin and WC. Approached via electric gates, the property enjoys an attractive block-paved driveway providing extensive parking and access to the detached double garage, which houses the Worcester gas-fired boiler and underfloor heating system. Gated access on both sides of the property leads to the beautifully maintained rear garden, where a substantial patio terrace provides the ideal space for al fresco dining, leading onto a generous lawn which backs directly onto

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