



Rose Cottage, Moor End
CB10 2RQ



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Rose Cottage

Moor End | Great Sampford | CB10 2RQ

Guide Price £795,000

- A charming four/five-bedroom detached period property
- Detached garage and separate detached workshop both with light and power
- Principal bedroom with ensuite shower room
- Stunning countryside views
- Superb sitting room with inglenook fireplace and log burner
- EPC: N/A
- Attractive plot extending to 0.32 of an acre
- Council Tax Band: G

The Property

An attractive Grade II listed, four/five-bedroom, three bathroom detached cottage with far reaching countryside views in an idyllic village location. The property benefits from 1952 sqft of versatile accommodation, detached garage, additional workshop, ample off-road parking and generous rear garden.

The Setting

The highly regarded village of Great Sampford has its own award-winning primary school, local pub/Italian restaurant, 2 churches, a recreation area for children, a tennis court, and a cricket pitch. For more extensive shopping facilities, the market town of Saffron Walden is within 7.5 miles which offers excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure facilities. Audley End mainline station offering a commuter service into London's Liverpool Street and good access to road networks including M11 or alternatively Gt Dunmow is within 10 miles to the South. London Commuters are particularly well served by road or rail with services to London's Liverpool Street from Audley End Station about 51minutes. The M11 (Junction 8) is within 14 miles providing access to Stansted Airport and the M25. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.

The Accommodation

In detail the property comprises of an entrance hall with stained glass window, exposed timbers, a range of built in shelving, cupboard housing hot water cylinder and staircase rising to the first floor and doors to the adjoining rooms. The sitting room benefits from a feature inglenook fireplace with original bread oven and multi fuel burner, windows to front aspect and studwork with glass leading to the dining room. This is a generous room with storage cupboard and large bay window with views of the garden. The kitchen is fitted with an extensive range of oak base and eye level units





with worksurface over and inset sink unit. Integrated appliances include five ring hob with extractor fan over, two ovens, space for dishwasher and American fridge/freezer. There is ample space for a table and chairs with windows to front and side aspect. The recently refitted utility room has a matching range of eye and base level units with worksurface over and inset sink. There is space and plumbing for a washing machine, window to rear aspect and stable door. The ground floor shower room comprises walk in shower cubicle, W.C and wash hand basin.

The superb principal bedroom benefits from a range of built in wardrobes, windows to front aspect and door to ensuite. Comprising shower cubicle, panelled bath with shower attachment, W.C and vanity wash hand basin. Bedroom two is a double room with window to rear aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin. Bedroom 5 is a good size room with window to front aspect and is currently utilised as a study.

The first-floor landing is a good size and provides an additional study space with window to rear aspect with far reaching countryside views and doors to the adjoining rooms. Bedroom three is a double room with window to side aspect. The fourth bedroom is a double bedroom with window to front aspect.



Outside

To the front of the property there are well stocked shrub beds, lawned area and driveway to the left-hand side providing off road parking for several vehicles, in turn leading to the detached garage with power and light connected and log store to the rear. The delightful rear garden is approximately 160ft in length and backs onto farmland. It is predominantly laid to lawn with a variety of well stocked shrub borders, established trees and a shed. A large shingle area provides an ideal space for outdoor entertaining. In addition, a detached store room/workshop with power and light connected.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Fibre broadband is available and there is mobile signal in the area.

Tenure - Freehold

Property Type - Detached

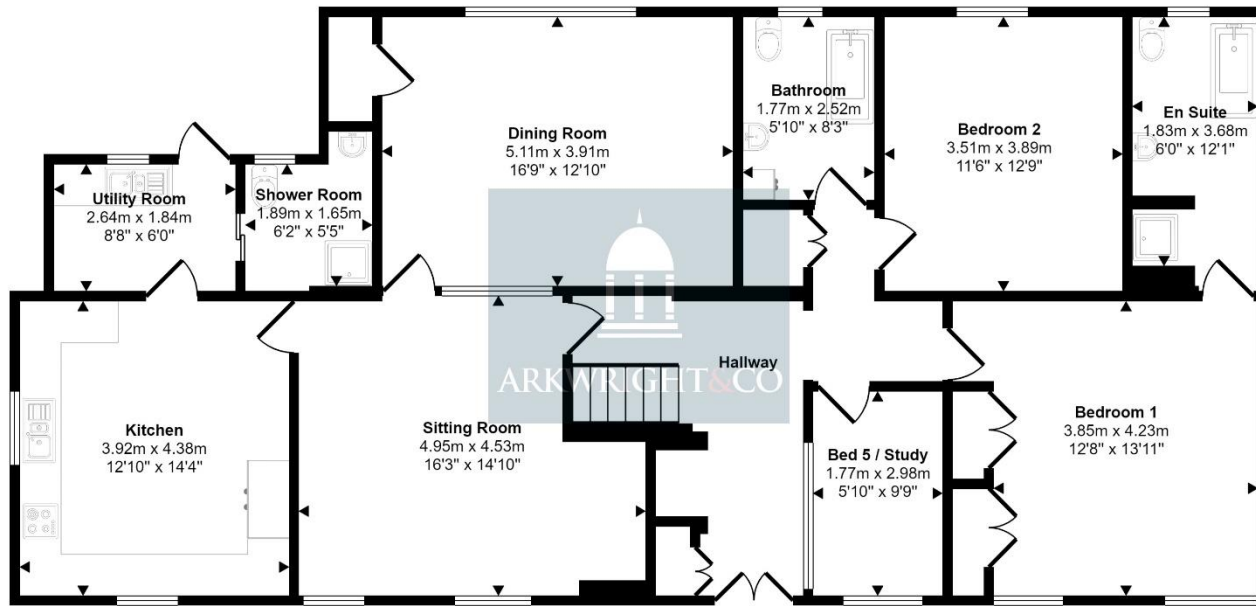
Property Construction – 17th century timber framed with lime plaster, later additions are brick/block.

Local Authority – Uttlesford District Council





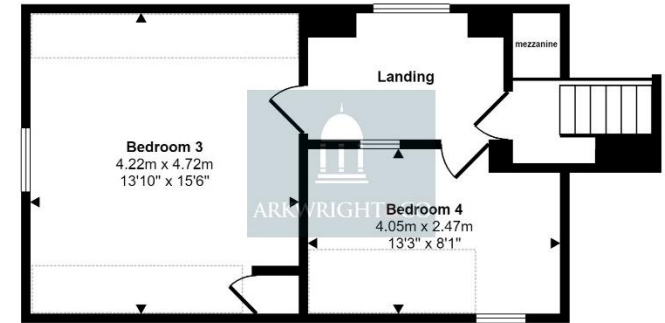




Ground Floor
Approx 142 sq m / 1531 sq ft

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.



First Floor
Approx 40 sq m / 434 sq ft

Denotes head height below 1.5m



Garage
Approx 22 sq m / 236 sq ft

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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