



Thaxted Road, Little Sampford, CB10 2RZ

**CHEFFINS**

# Thaxted Road

Little Sampford,  
CB10 2RZ

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Guide Price £1,350,000

- Equestrian/Smallholding Opportunity
- Unlisted Period Farmhouse with Gardens
- Approx 5.7 Acres
- Detached Two Bedroom Annexe
- Large Office/Studio
- Barn With Permitted Development Approval

A south facing unlisted period farmhouse set in 5.7 acres. The smallholding incorporates a detached 2 bedroom self-contained annexe, large timber framed Essex barn with APPROVED PERMITTED DEVELOPMENT to convert and adjoining stores and stables offering equestrian potential. In addition is a useful office/studio, workshop and a newly constructed four bay cart lodge.





## LOCATION

The pretty village of Little Sampford is neighbouring Great Sampford which has a church, Inn, Italian restaurant and a primary school. The historic market town of Saffron Walden is 9 miles distant. The town of Thaxted with village shops, schools, restaurants etc is 2 miles and the University City of Cambridge is twenty miles. Audley End mainline station (London's Liverpool Street) is 12 miles away and Stansted Airport is 13 miles away with a half hour rail link to the City. The market town of Bishop's Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

## PROPERTY DESCRIPTION

The property offers an excellent opportunity to purchase a 5.7 acre smallholding in a rural location with a great deal of further potential.

The farmhouse has been extensively modernised and provides well-proportioned and versatile living accommodation, retaining many attractive period features including exposed timbers, brick floors and fireplaces.

The main house comprises 4 double bedrooms, 3 bathrooms, 2 reception rooms, kitchen/breakfast room, dining room, indoor swimming pool with shower room, home office, cloakroom and utility room. Outside there is a large cart lodge providing cover for up to 4 cars, with 1.6 acres of garden and a former tennis lawn.

In addition to the main house is a self-contained detached 2 bedroom cottage annexe with open plan kitchen/living room and bathroom. There is also a brick built studio/office providing a variety of uses dependant on needs, including running a business, studio or entertaining space. Adjoining the brick studio are stables and a storage barn offering an excellent opportunity for equestrian facilities or a smallholding.

The impressive timber framed Essex barn, with its own separate access, has approved permitted development to convert to a spacious, two double bedroom dwelling. Full details can be found on the Uttlesford Planning website under reference UTT/23/2991/PAQ3.

- Total approximate Gross Internal Area - 5906 sq ft - 548 sq m
- Main House Ground Floor - 1900st ft - 177 sq m
- Main House First Floor - 1145 sq ft - 106 sq m
- Detached Cottage/Annexe - 466 sq ft - 43 sq m
- Outbuilding Area - 2395 sq ft - 222 sq m

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band (Main Farmhouse) - F

Council Tax Band (Annexe) - A

EPC (Main Farmhouse) - D (57)


EPC (Annexe) - D (55)

The property is on mains water and has two septic tanks.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



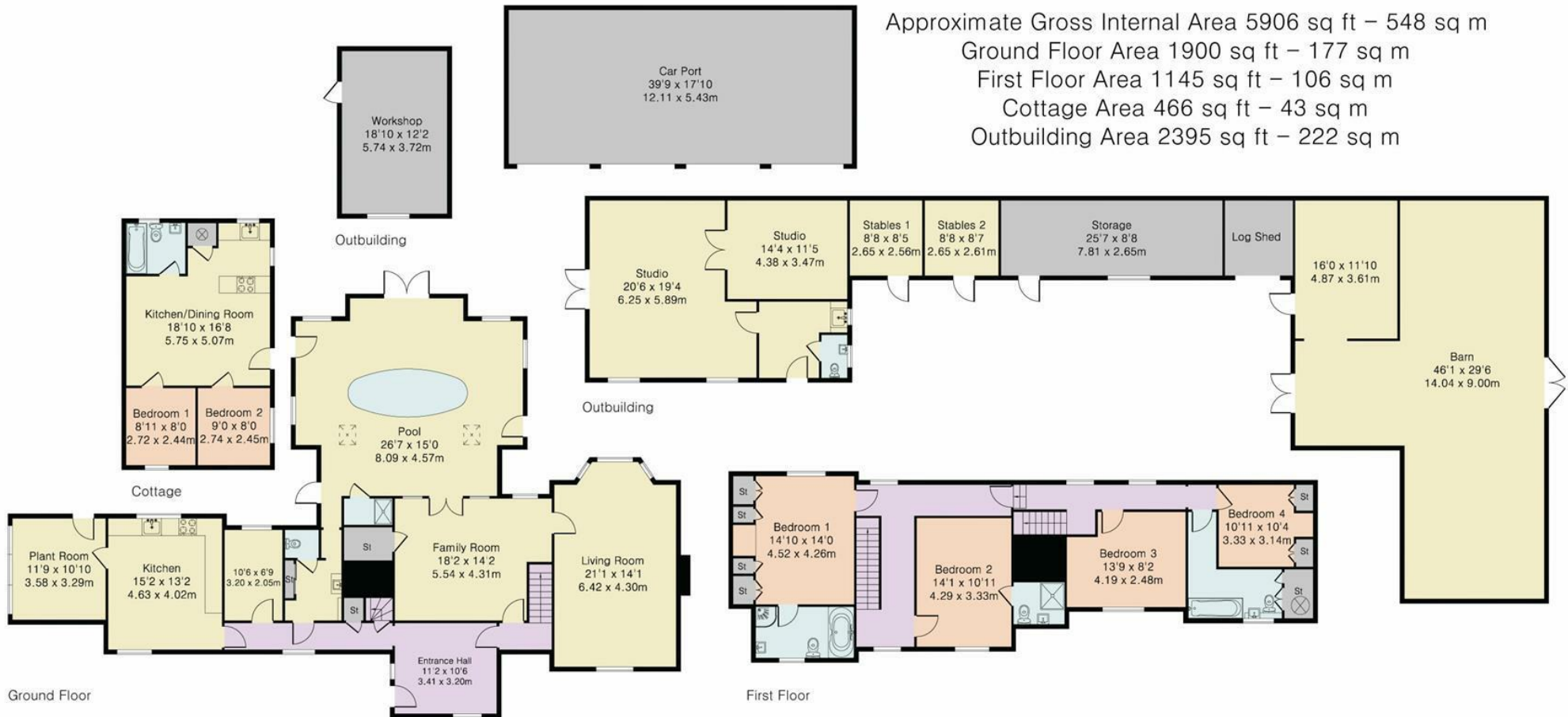
Guide Price £1,350,000  
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 Local Authority - Uttlesford







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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.