



Finchingfield Road, Little Sampford, CB10 2QT

**CHEFFINS**

# Finchingfield Road

Little Sampford,  
CB10 2QT

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**Guide Price £1,275,000**

- Individual detached new home
- Approx. 2,488 sqft
- High quality specification
- Networked home with ceiling speakers and server rack
- Five bedrooms & three bathrooms
- Double bay cartlodge and extensive driveway
- Adjoining open countryside

A stunning, bespoke, new build home set in a rural location. The property has been carefully designed to offer versatile accommodation together with a high quality finish throughout. In addition, it enjoys a generous plot and detached double bay cart lodge.





## LOCATION

The pretty village of Little Sampford is neighbouring Great Sampford which has a church, Inn and primary school. The historic market town of Saffron Walden is 9 miles distant. The town of Thaxted with village shops, schools, restaurants etc is 4 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.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door with adjoining full height glazed panels and an oak framed porch over, staircase rising to the first floor and herringbone engineered oak flooring with underfloor heating which flows through the ground floor accommodation. Solid oak doors to adjoining rooms.

### SITTING ROOM

A dual aspect room with window to the front aspect and a pair of glazed doors with adjoining full height windows overlooking the terrace, garden and countryside beyond.

### STUDY

A dual aspect room with windows to the front and side aspects.

### CLOAKROOM

Suite comprising wall-hung WC, vanity wash basin, panelling and window to the side aspect.

### KITCHEN/DINING ROOM

A stunning living space with windows to three aspects, together with a pair of glazed doors with adjoining full height windows providing a good degree of natural light, views and access to the terrace and garden. The kitchen comprises an extensive range of units with stone worktop space and a matching central island with seating area, induction hob with downdraft extractor, Neff ovens and dishwasher, ceramic butler sink, wine cooler and full height fridge and freezer.

### UTILITY ROOM

Fitted with a matching range of units with

stone worktop and ceramic butler sink, space for washing machine and tumble dryer. Glazed door to the outside space, with external hot and cold taps.

## FIRST FLOOR

### LANDING

Large Velux skylight providing natural light and solid oak doors to adjoining rooms.

### BEDROOM 1

Window to the side aspect with views over the adjoining countryside, built-in wardrobes with solid oak doors and door to:

### EN SUITE

Comprising large shower enclosure, wall-hung WC and vanity wash basin. Window to the front aspect.

### BEDROOM 2

A dual aspect room with pleasant views and door to:

### EN SUITE

Comprising shower enclosure, wall-hung WC and vanity wash basin.

### BEDROOM 3

Window to the side aspect with views over the garden and adjoining countryside.

### BEDROOM 4

Window to the side aspect.

### BEDROOM 5

Window to the side aspect with views.

### BATHROOM

Comprising contemporary free-standing bath, wall-hung WC, large shower enclosure, vanity wash basin and large Velux skylight.

## OUTSIDE

The property is set in an attractive, rural location and enjoys a generous plot. To the front is a large gravelled driveway providing extensive off-street parking and access to the double bay cart lodge with adjoining stor. The garden is mainly laid to lawn with post and rail fencing, terrace adjoining the property and views over the adjoining countryside.

## DOUBLE BAY CARTLODGE

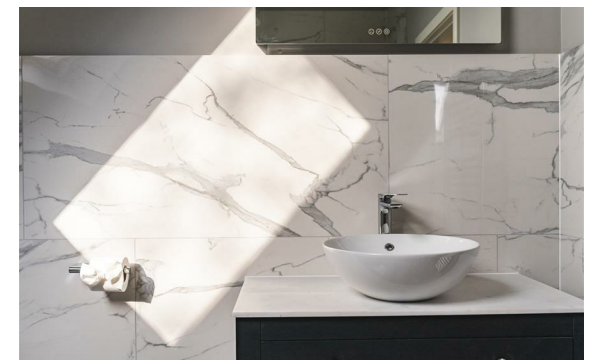
Providing covered parking for two vehicles with EV charging point. The cartlodge also provides scope for conversion to a home office or gym, subject to needs or relevant approval.

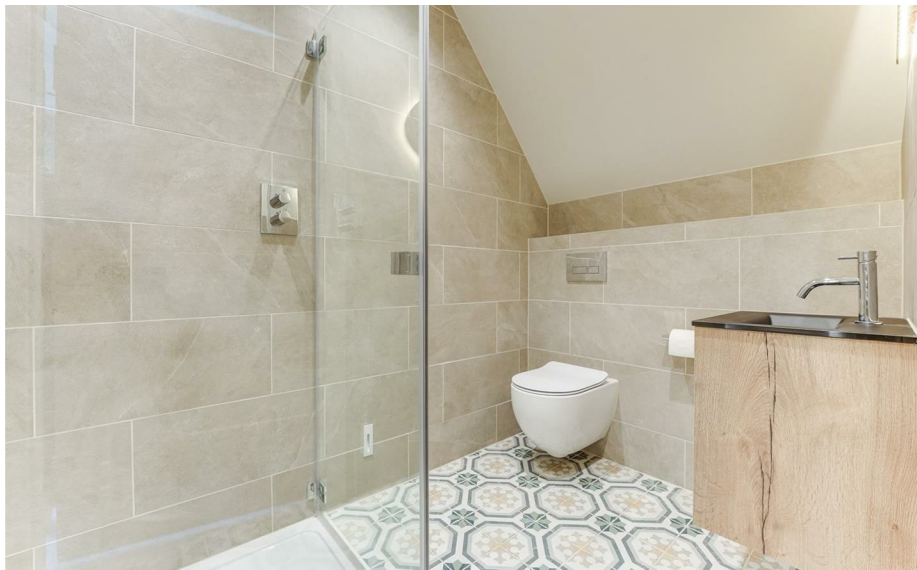
## AGENT'S NOTES


- Tenure - Freehold
  - Council Tax Band - To be assessed
  - Property Type - Detached new build house
  - Property Construction - Timber Frame with clay roof tiles and render and feather board external walls
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 2,488.07 sqft
  - Parking - Double bay cartlodge and driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Private
  - Heating - Air source heat pump with ground floor underfloor heating and radiators to first floor. Electric underfloor heating to first floor bathrooms
  - Broadband - None, but fibre to the cabinet available in area
  - Mobile Signal/Coverage - Good

## VIEWINGS

By appointment through the Agents.





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



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 Council Tax Band - New Build  
 Local Authority - Uttlesford



Approximate Gross Internal Area  
 231.15 sq m / 2488.07 sq ft  
 (Excludes Garage)  
 Garage Area 36.13 sq m / 388.90 sq ft

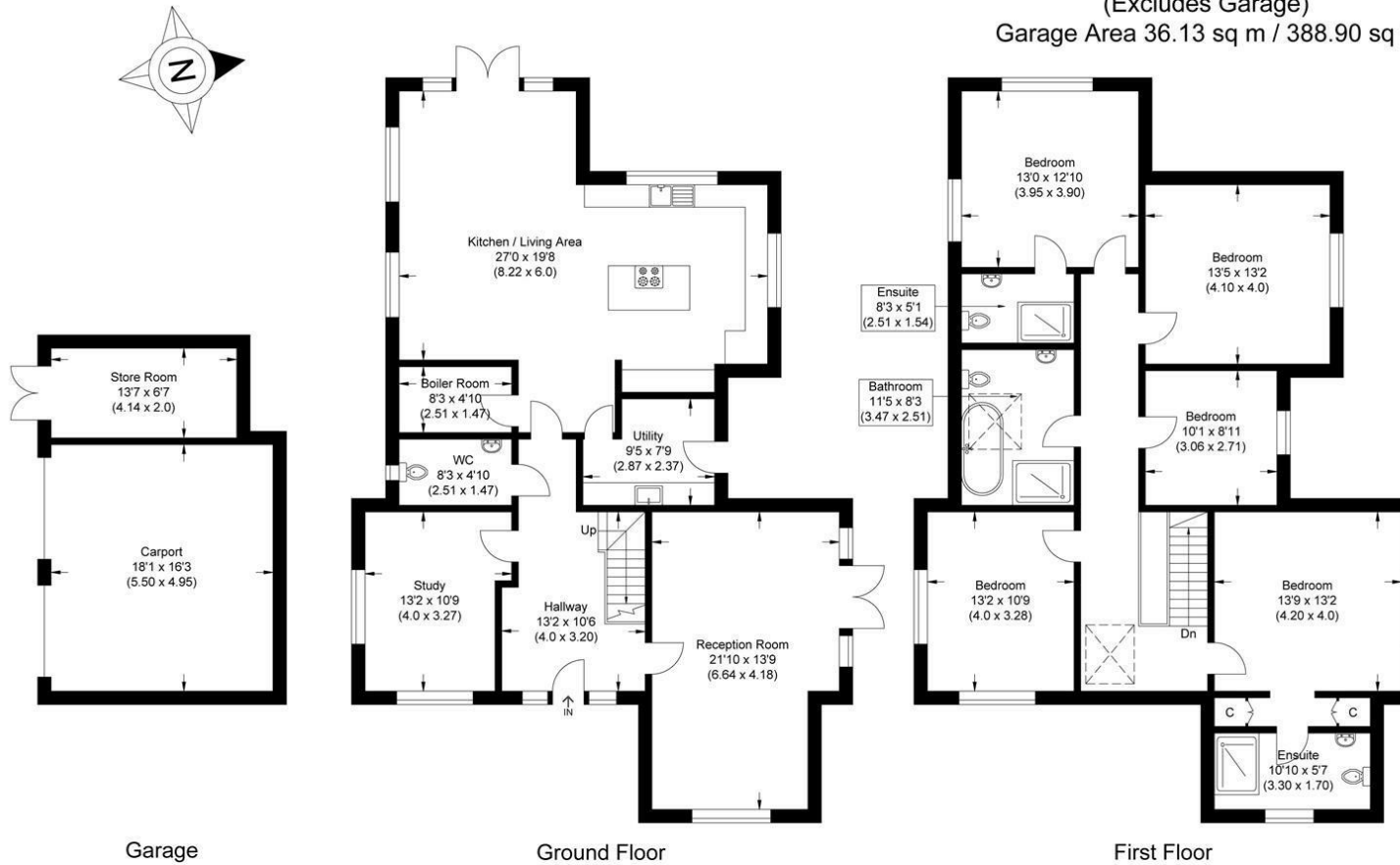


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.