



Finchingfield Road, Saffron Walden, CB10 2QT

**CHEFFINS**



## Finchingfield Road

Little Sampford, Saffron  
Walden,  
CB10 2QT

- Idyllic rural location
- 0.44 of an acre plot
- Character cottage
- Scope for modernisation
- Detached annexe/garden studio

A handsome character cottage which sits comfortably within a 0.44 of an acre plot with pleasant views over adjoining countryside. The property offers a wealth of period features and a detached annexe/studio.

 2  2  3

**Guide Price £600,000**







## 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 and doors to adjoining rooms.

**SITTING ROOM**

Windows to the front and rear aspects and feature redbrick fireplace with open fire.

**DINING ROOM**

Windows to the front and rear aspects, inglenook fireplace with wood burning stove and doors to adjoining rooms.

**KITCHEN**

Fitted base units with ceramic butler sink, fitted storage cupboards and walk-in pantry cupboard. Window to the side aspect and door to the rear aspect. Staircase rising to the first floor.

**UTILITY ROOM**

Adjoining the main house and accessed via a glazed entrance door from the rear courtyard. Space and plumbing for washing machine and tumble dryer and ceramic butler sink. Window to the side aspect and doors to adjoining rooms.

**CLOAKROOM**

Comprising WC and wash basin. Window to the side aspect.

**STUDIO/RECEPTION ROOM**

A triple aspect room with windows to the rear and both side aspects.

**FIRST FLOOR****LANDING**

Window to the front aspect and doors to adjoining rooms.

**BATHROOM**

Comprising pedestal wash basin, low level WC, panelled bath and window to the side aspect.

**BEDROOM 2**

Window to the front aspect. Door to:

**BEDROOM 1**

Windows to the front and side aspects.

**OUTSIDE**

The property sits comfortably within grounds of approximately 0.44 of an acre. The mature gardens feature a number of sculptured box hedges and enjoy stunning views over the adjoining countryside. There is a detached greenhouse and a garden studio.

**ANNEXE/GARDEN STUDIO**

Double doors from the garden and windows to the front aspect. Doors to utility area with ceramic butler sink and window to the side aspect and a built-in storage room. Adjoining the

annexe/garden studio is an open ended car port.

**AGENT'S NOTES**

For more information on this property, please refer to the Material Information brochure that can be found on our website.

**VIEWINGS**

By appointment through the Agents.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>30</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		



Guide Price £600,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford







Approximate Gross Internal Area 1985 sq ft – 185 sq m  
 Ground Floor Area 891 sq ft – 83 sq m  
 First Floor Area 609 sq ft – 57 sq m  
 Annexe Area 485 sq ft – 45 sq m



8 Hill Street, Saffron Walden, CB10 1JD  
 01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.