



Sampford Hall Lane, Little Sampford, CB10 2QG

CHEFFINS

Sampfords Hall Lane

Little Sampford,
CB10 2QG

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Guide Price £765,000

- Detached house in rural location
- Accommodation of approx. 2,370 sqft
- Spacious kitchen/dining room
- Five bedrooms
- Plot size approx. 0.3 of an acre
- Stunning countryside views

A detached five bedroom home set in a rural location enjoying stunning views, together with a generous mature garden with garden studio.





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**

Decorative glazed hardwood entrance door, further double glazed door providing access to the outside space and side path, staircase rising to the first floor with extensive understairs storage cupboards housing boiler.

SITTING ROOM

A pair of double glazed windows overlooking the lane providing a good degree of natural light, decorative leaded window, fireplace with exposed brickwork.

OFFICE

A multi-purpose room with double glazed window to the side aspect overlooking the garden, further double glazed decorative window, exposed floorboards.

GROUND FLOOR SHOWER ROOM

comprising low level w.c., wash basin and shower enclosure, obscure double glazed window.

KITCHEN/DINING ROOM

A dual aspect room with double glazed windows to the rear and side aspects together with a pair of double glazed doors providing views and access over the terrace garden and adjoining countryside. The kitchen comprises a range of base and eye level units with granite work space, sink unit, space for Range cooker and fridge/freezer, built-in larder cupboard, dishwasher.

SNUG

A deep double glazed window overlooking the lane, a pair of glazed doors lead to:

DINING ROOM

A multi-purpose room with double glazed bi-folding doors providing access onto the terrace with views of the garden beyond, skylight providing additional natural light, door to:

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit with space for washing machine, tumble dryer and fridge/freezer, double glazed window overlooking terrace.

FIRST FLOOR**LANDING**

Four full height double glazed windows providing stunning views over the adjoining countryside and woodland, access to loft space.

BEDROOM 1

A dual aspect room with double glazed window to the side aspect and a Juliet balcony with a pair of double glazed doors both providing views, vaulted ceiling with exposed timbers, exposed floorboards, walk-in wardrobe with extensive shelving and drawers.

ENSUITE ROOM

The ensuite has been created with plumbing and drainage connections in place, however, being sold with opportunity for any potential purchaser to fit their own suite, obscure double glazed window to rear aspect.

BEDROOM 2

Deep double glazed window to front aspect, range of fitted wardrobes.

BEDROOM 3

Deep double glazed window to the front aspect.

BEDROOM 4

A dual aspect room with double glazed window to side aspect with views and a decorative leaded window. Built-in cupboard with fixed door housing immersion heater.

BEDROOM 5

Deep double glazed window to front aspect.

BATHROOM

Suite comprising bath with shower over, w.c., vanity wash hand basin and obscure double glazed window.

OUTSIDE

The property is set in a delightful rural location set within its own grounds of approximately 0.3 of an acre.

To the front of the property is a gravelled driveway providing extensive off-street parking with steps leading down to the front of the property with a block paved area and path leading to the side garden with raised gravelled area. Adjoining the rear of the property is an extensive paved terrace, in turn leading to garden which is mainly laid to lawn. In addition is a large timber shed, greenhouse and garden studio offering a multitude of uses including art studio/home office or gym.

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) A			
(81-91) B			
(69-80) C			77
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

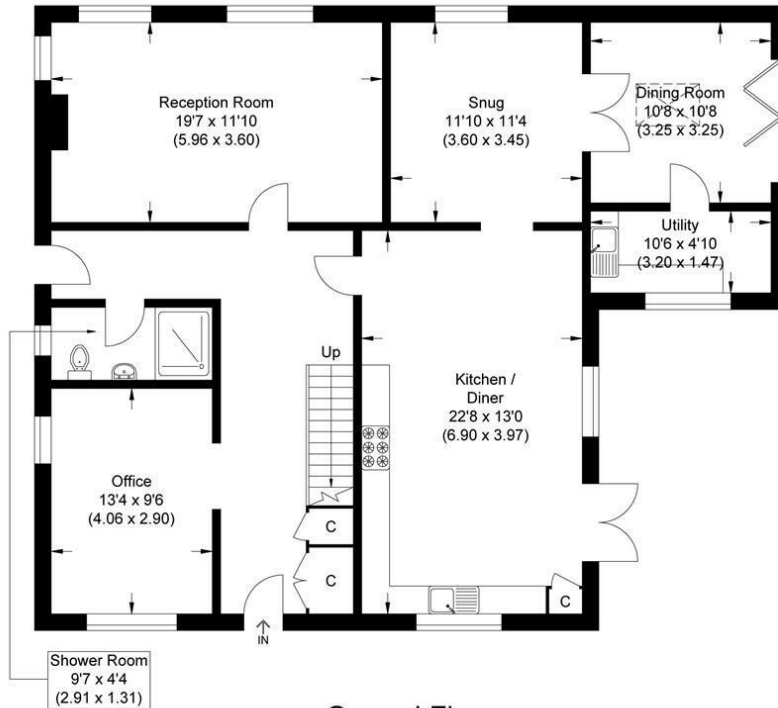


Guide Price £765,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - Uttlesford

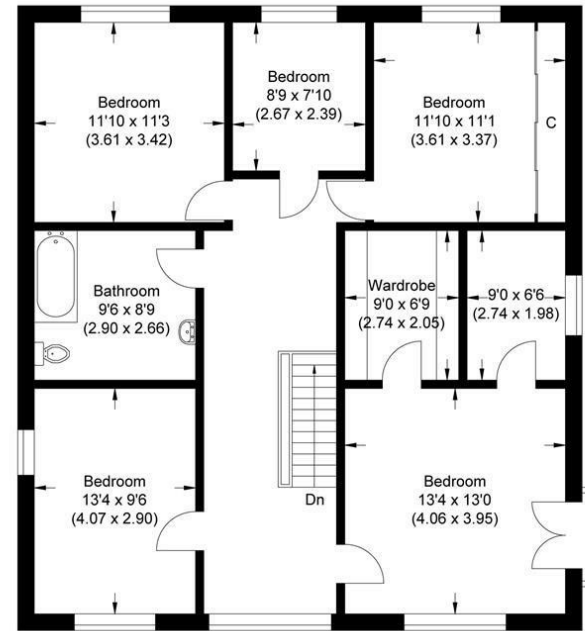




Approximate Gross Internal Area
220.19 sq m / 2370.10 sq ft



Ground Floor



First Floor

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

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

