



Howe Lane, Great Sampford, CB10 2NY

CHEFFINS

Howe Lane

Great Sampford,
CB10 2NY

- Stunning barn conversion
- Heated swimming pool
- Detached self-contained annexe
- 5.39 acres incorporating landscaped garden & woodland
- Equestrian potential
- Tucked-away location

An impressive barn conversion with a detached, self-contained annexe and a landscaped garden with swimming pool. In addition is a 4.95 acre woodland offering excellent potential for equestrian facilities.

5 4 3

Guide Price £1,500,000





LOCATION

The highly regarded village of Great Sampford has its own excellent primary school, nursery school, popular village pub/restaurant and church. The nearby market town of Saffron Walden offers excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure facilities. Audley End mainline station offers a commuter service into London's Liverpool Street and access to road networks, including the M11, are nearby. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.

GROUND FLOOR**VAULTED ENTRANCE HALL**

A pair of oak entrance doors with adjoining windows, staircase rising to the first floor galleried study, exposed timbers and an impressive brick chimneybreast. Open plan to the dining/snug area.

VAULTED RECEPTION ROOM

A dual aspect room with exposed brickwork, a wealth of exposed timbers and fireplace with inset stove.

DINING AREA/SNUG

A versatile living space with natural stone flooring, windows to the front and rear aspects, together with a glazed door leading to the terrace.

KITCHEN

Fitted with a range of units with a large central island, four oven Aga, separate companion two oven Aga, microwave, space for American style fridge freezer, integrated wine cooler and dishwasher. Windows and a pair of glazed doors providing access and pleasant views over the terrace and garden.

UTILITY ROOM

Fitted with a range of units with worktop space, sink unit, space for washing machine, tumble dryer and fridge freezer. Window and glazed door providing access to the outside space. To the rear of the utility room is a useful shelved storage room.

INNER HALLWAY

Staircase rising to the office. Wide corridor with doors to adjoining rooms and windows overlooking the terrace and garden.

BEDROOM 2

Window overlooking the front courtyard. Door to:

EN SUITE

Comprising shower enclosure, vanity wash basin, WC and window.

BEDROOM 3

Window overlooking the front courtyard.

BEDROOM 4

Window overlooking the front courtyard.

BATHROOM

Suite comprising bath with shower over, vanity wash basin, WC and obscure glazed window.

BEDROOM 5

Currently used as a gym. Exposed timbers and a pair of windows overlooking the rear courtyard. Door to:

SHOWER ROOM

Comprising shower enclosure, vanity wash basin and WC. Exposed timbers, obscure glazed window and door returning to the inner hallway.

FIRST FLOOR**GALLERIED STUDY**

An impressive and versatile room with vaulted ceiling and exposed timbers. A series of windows providing views over the terrace and garden beyond. Door to:

BEDROOM 1

A vaulted room with a number of exposed timbers. and windows overlooking the garden. Fitted with a range of wardrobes. Door to:

EN SUITE

Comprising shower, panelled bath, WC and wash basin. Exposed timbers and obscure glazed window.

LANDING

Accessed via the inner hallway. Velux skylight, built-in cupboards and door to:

OFFICE

Fitted with a bespoke desk space with fitted drawers and cupboards. The room enjoys a good degree of natural light via a pair of Velux windows.

DETACHED ANNEXE

An excellent addition to the main house providing the opportunity for independent living, guest accommodation of self-contained office space. The triple aspect ground floor comprises a

reception room and kitchen area with oven, hob and sink. The first floor provides a double bedroom with window overlooking the front courtyard and an en suite with shower enclosure, WC, wash basin and obscure glazed window.

OUTSIDE

The property is set in a tucked-away position on the edge of the village. The property sits on a 0.44 of an acre plot, accessed via a gravelled driveway providing extensive parking and access to the open garage. The gardens are a particular feature of the property being mainly laid to lawn with a variety of well-stocked flower and shrub beds and various terraces providing an excellent al fresco entertaining space. At the top of the garden is a heated swimming pool with an adjoining pool house. A five bar gate provides access to a further parking area and the adjoining 4.95 acre woodland which offers a fantastic opportunity for equestrian facilities.

OVERAGE PERIOD

The woodland area is subject to a overage clause for 20 years from 9 May 2008 (4 years remaining). The land can be used as agricultural or amenity land. Should Planning Permission be approved for development on the land, a 50% overage will be triggered.

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.









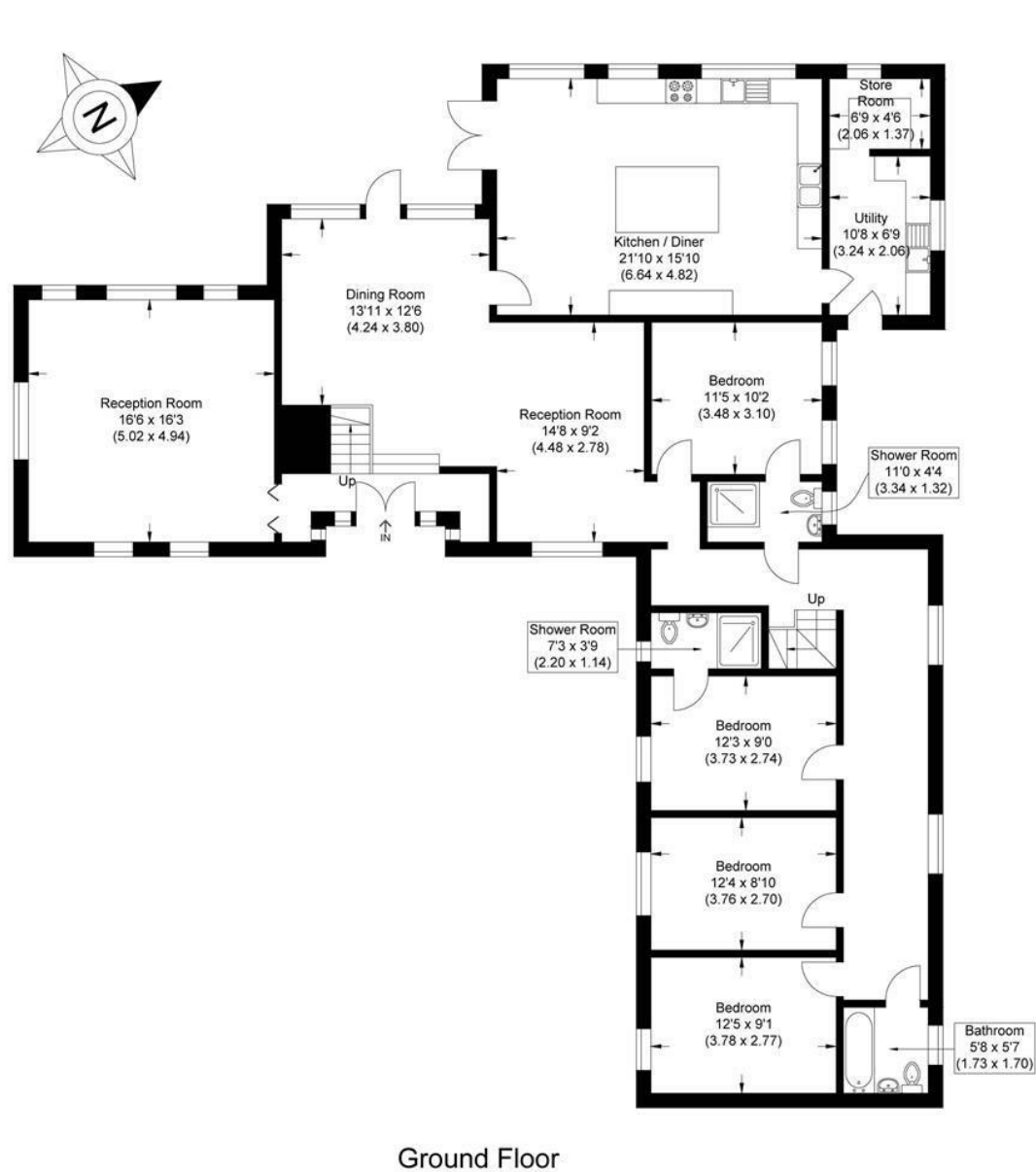


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,500,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford





Approximate Gross Internal Area
 258.96 sq m / 2787.42 sq ft
 (Excludes Annexe)
 Annexe Area : 37.85 sq m / 407.41 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.