



Tindon End, Great Sampford, CB10 2RX

CHEFFINS

Tindon End

Great Sampford,
CB10 2RX

- Grade II Listed Farmhouse
- Numerous character features
- Grounds of approx 2.75 acres
- Various outbuildings
- Tranquil setting surrounded by open countryside
- No upward chain

A substantial Grade II Listed farmhouse with accommodation approaching 4,000 sq ft set in a tucked away location within a lane. The property is set within mature grounds of approximately 2.75 acres together with a variety of outbuildings including a detached barn with lapsed planning to convert into a dwelling.

5 3 4

Guide Price £1,375,000





LOCATION

Tindon End is a pretty hamlet, situated on a no-through road around one mile from the village of Great Sampford. Set on a hill, it has wonderful views over the surrounding Essex countryside. It is located approximately 9 miles from Saffron Walden and 4 miles from Thaxted. 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 Bishops 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 PORCH

Hardwood entrance door, leaded window to the side aspect and built-in storage. Further glazed door to:

INNER HALLWAY

Solid hardwood doors to adjoining reception rooms and understairs storage cupboard.

SNUG

A dual aspect room with leaded windows to the front and rear aspects, exposed timbers and inglenook fireplace. Secondary staircase rising to the first floor.

SITTING ROOM

A dual aspect room with a number of windows to the front and rear aspects, exposed timbers and inglenook fireplace. Hardwood door leading to:

FRONT PORCH

Hardwood door providing access from the outdoor space to the front aspect. Leaded window, storage cupboard and exposed brick flooring.

FAMILY ROOM

A dual aspect room with leaded windows overlooking the garden. Inglenook fireplace with an ornate stove and open studwork leading to the inner lobby with primary staircase rising to the first floor, exposed timbers and hardwood doors to adjoining rooms.

DINING ROOM

A versatile room with leaded windows to the front and side aspects, inglenook fireplace and exposed timbers.

KITCHEN/DINER

A spacious kitchen fitted with an extensive range of base and eye level units with worktop space over, sink unit and fitted appliances. Leaded windows to two aspects overlooking the garden. A hardwood stable door provides access to the outdoor space. Further hardwood door to:

UTILITY ROOM

Comprising base and eye level units, free standing washing machine, tumble dryer and floor-mounted oil fired boiler. Window to the front aspect and door to:

SHOWER ROOM

Comprising shower enclosure, low level WC, vanity wash basin and leaded window to the front aspect.

FIRST FLOOR

LANDING

Accessed via the primary staircase. Leaded window overlooking the garden, fitted cupboard and access to the attic space.

BEDROOM 1

A dual aspect room with windows overlooking the gardens, lane and countryside beyond. Exposed timbers and built-in wardrobes. Interconnecting door to Bedroom 4.

BEDROOM 2

A dual aspect room with leaded windows overlooking the garden and surrounding countryside. Built-in wardrobe.

BEDROOM 3

Leaded window overlooking the garden. Built-in wardrobe.

BATHROOM

Comprising a raised circular bath, twin wash basins with ornate taps, low level WC, fitted cupboards and window overlooking the garden.

BEDROOM 4

Window to the front aspect, exposed timbers and built-in cupboard. Hardwood door to:

LANDING

Accessed via the secondary staircase. Exposed timber framing and a pair of windows overlooking the garden.

BATHROOM

Comprising bath, low level WC, wash basin, exposed timbers and leaded window.

BEDROOM 5

A dual aspect room with vaulted ceiling, exposed timbers and built-in wardrobes.

OUTSIDE

The property is set in a stunning, private, rural location towards the end of a lane. It enjoys extensive, mature grounds of approximately 2.72 acres providing the opportunity for equestrian use. The property is accessed via a five bar gate, in turn leading to a block paved driveway. The gardens are overgrown, but have potential to create a stunning outdoor space, enjoying mature trees, planting, pond and former swimming pool. In addition, there are a number of useful outbuildings which offer development potential, subject to needs and relevant approval. The outbuildings include:

DOUBLE GARAGE

Vehicular access via a pair of twin timber doors.

WORKSHOP

Adjoining the property is a useful workshop with an adjoining store.

CART LODGE AND POOL HOUSE

A three bay cart lodge with an adjoining former workshop/garage and former swimming pool plant room with changing facilities.

BARN

The barn offers huge scope for conversion into an independent dwelling, subject to needs and relevant approval. There is lapsed planning for the conversion (Planning ref: UTT/0680/04/FUL).

VIEWINGS

By appointment through the Agents.







Guide Price £1,375,000
Tenure - Freehold
Council Tax Band - H
Local Authority - Uttlesford



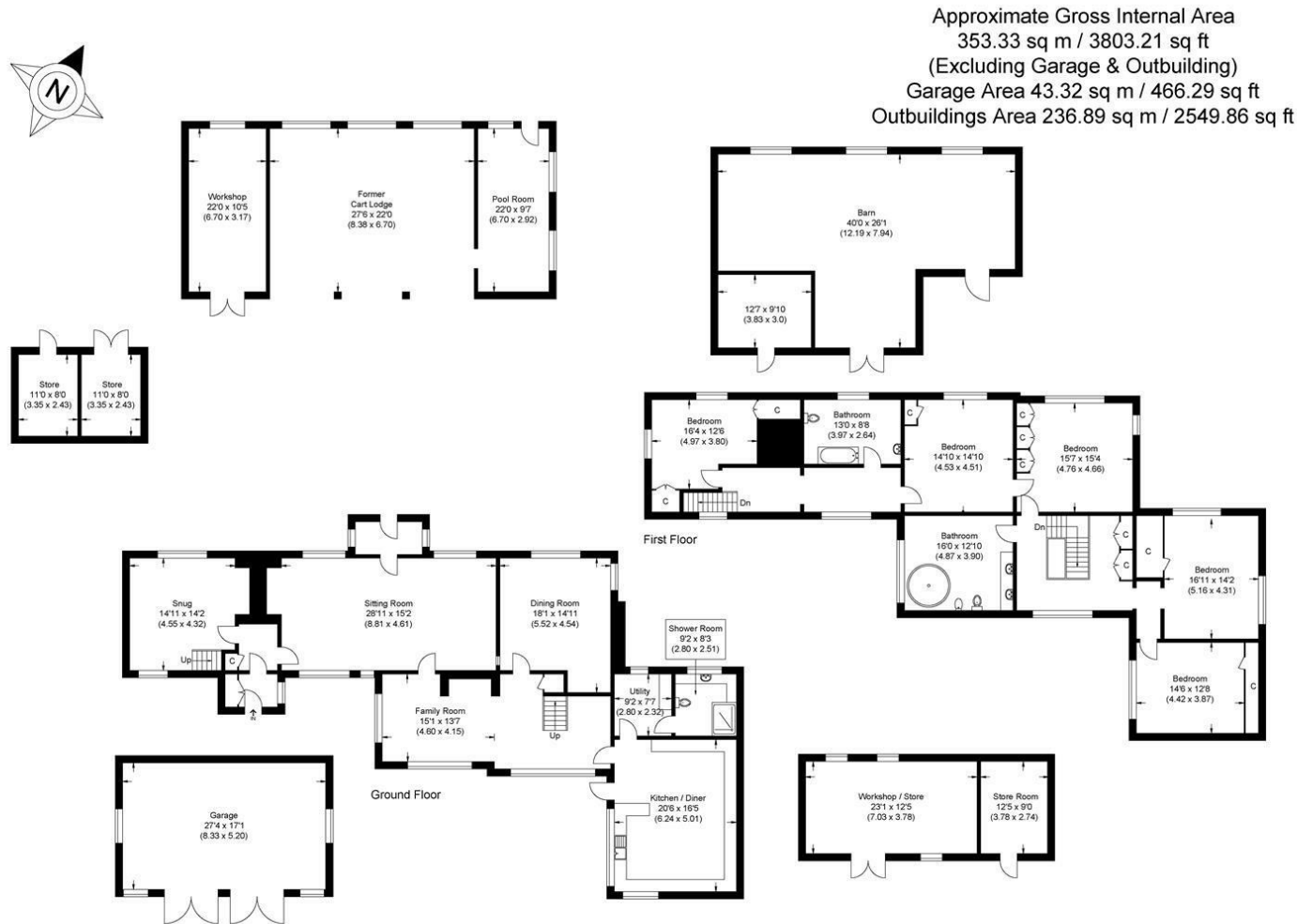


Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.

