



# Birdbrook Cottage

Parsonage Farm Lane, Great Sampford, Nr. Saffron Walden





## Birdbrook Cottage

Parsonage Farm Lane, Great Sampford, Nr. Saffron Walden

Nestled within the middle of a tranquil farm lane on the outskirts of Great Sampford, **Birdbrook Cottage** offers a serene countryside retreat with modern comforts. This charming two-bedroom semi-detached home spans nearly 1,200 sqft of thoughtfully designed living space and sits on a generous 0.25-acre plot.

As you approach, you'll be greeted by breathtaking panoramic countryside views that surround the property. The extensive driveway comfortably accommodates four cars and leads to a detached garage, which has been fully insulated and plasterboarded, offering flexibility for storage or potential workshop use. The garage also features an electric up-and-over door for added convenience.

The ground floor features a welcoming hallway that leads to a bright and spacious kitchen and dining room. This area showcases a harmonious blend of traditional charm and contemporary finishes, with elegant marble countertops adding a touch of luxury. Skylights flood the space with natural light, and French doors open directly to the patio, where you can enjoy outdoor dining while taking in the stunning rural views. Additionally, a set of double doors in the dining area leads to the living room, which is perfect for relaxing by the log-burning stove or entertaining friends and family.

On the ground floor, there is a study, a cloakroom, and a utility room. A side door leads to a path that connects to the detached garage.

On the first floor, the two spacious bedrooms both offer picturesque views. The principal bedroom provides ample storage, while each bedroom features its own en-suite shower room, ensuring both convenience and comfort.

The private garden is a true highlight of the property, featuring a well-manicured lawn, patio seating area, and ample space for gardening or recreation. The setting is idyllic, with uninterrupted views of open fields and rolling hills.



Situated on the edge of Great Sampford, Birdbrook Cottage combines peaceful rural living with accessibility to local amenities and transport links. This is a rare opportunity to own a beautifully maintained home in a truly exceptional location.

## Key Features

- Two Double Bedrooms
- Two En-Suite Shower Rooms
- Impressive Open-Plan Kitchen/Dining Room
- 360 Degree Countryside Views
- Approx. 0.25-Acre Plot
- Parking For Four Cars
- Detached Garage With Electric Door

## Agents Note:

Tenure: Freehold / EPC Band D

Uttlesford District Council - Tax Band D - £2067.76pa

Private Drainage, Oil Fired Central Heating, Mains Water & Electrics

Mobile Coverage: Good Outdoor Coverage & Mixed Indoor Coverage Available (Ofcom)

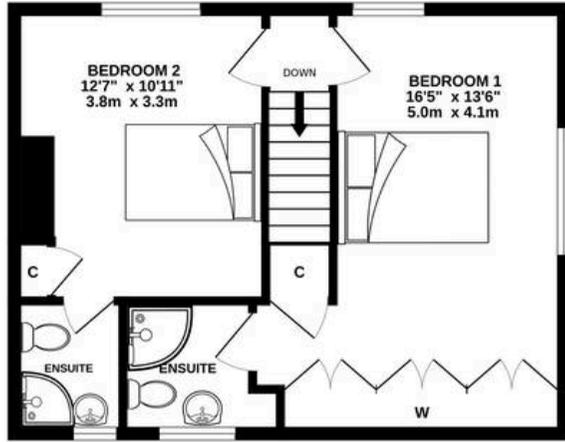
Broadband Coverage: Superfast Available, 80 Mbps (Ofcom)

## Location:

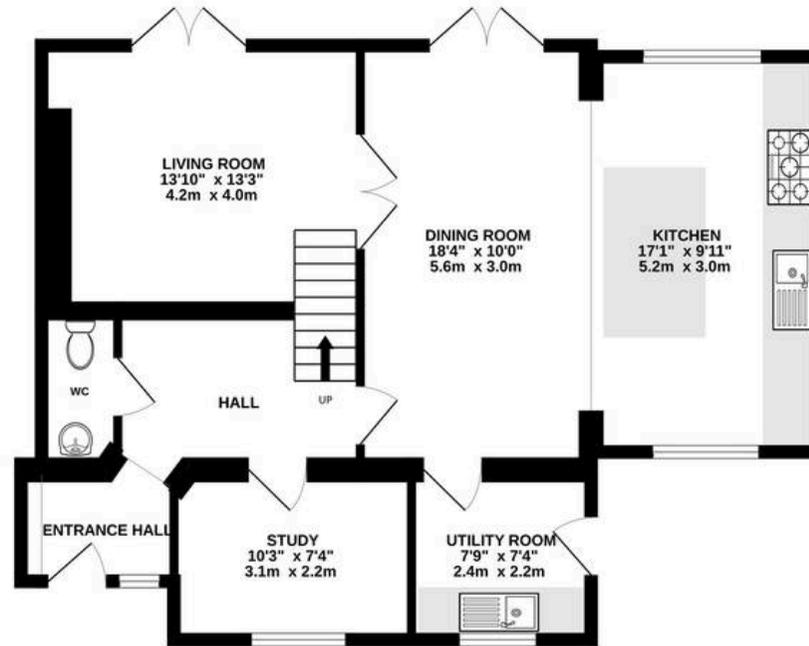
Great Sampford is a picturesque village located in the heart of rural Essex. It is known for its charming countryside, historic church, and welcoming community. The village features a well-regarded primary school, a traditional pub that serves Italian cuisine, and easy access to nearby towns such as Saffron Walden. This makes Great Sampford an ideal place that combines tranquillity with convenience.



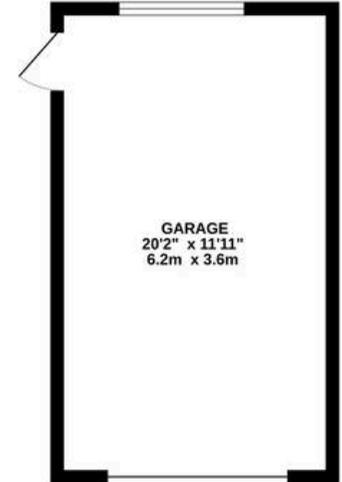
1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



GARAGE  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1188sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025







## Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

01799 334431 • [info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk) • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.