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UK's finest properties

THAXTED ROAD, GREAT SAMPFORD, ESSEX, CB10 2QE



**** Video Tours available****

An opportunity to purchase this well located Grade II Listed 17th Century barn conversion situated on the edge on the picturesque village of Great Sampford. Recently completed to a high specification which offers over 3400 sq.ft of versatile accommodation.

Mulberry Barn maintains many original features and character, beautiful heavy oak frames with vaulted ceilings and a mezzanine floor this is an opportunity not to miss!

Key available for immediate viewing





- Approximately 3400 sq.ft
- 6 bedrooms
- 3 Bathrooms
- Wealth of period features
- 0.8 Acre plot
- Double Cart Lodge
- No onward Chain
- Underfloor Heating
- 25' Kitchen
- 36' Entertaining Area





Great Sampford, a place which they found to be easily commutable to London, but still retained an excellent sense of community. Situated within the village is Great Stamford Primary School, the owners tell us how well regarded this school has been over the years and continues to be.

The village has been a farming village for many years, but continues to evolve, and has become a vibrant community with numerous societies and organisations; something for everybody! The strong identity of a neighbourhood that Great Sampford continues to hold on to has created a special atmosphere that is framed by a picturesque location and period homes.

Furthermore, the village is less than ten minutes from the town of Thaxted, and only a fifteen minute journey is the larger town of Saffron Walden, a classic market town with shops, eateries and a number of highly regarded schools.

ENTRANCE LOBBY
12'1 x 11'9 (3.68m x 3.58m)

KITCHEN/BREAKFAST ROOM
25'9 x 17'8 (7.85m x 5.38m)

ENTERTAINING AREA
36'4 x 28 (11.07m x 8.53m)

STUDY AREA
13'3 x 10'9 (4.04m x 3.28m)

BATHROOM
8'1 x 6'1 (2.46m x 1.85m)

UTILITY ROOM
11 x 4'8 (3.35m x 1.42m)

BEDROOM
16 x 10'4 (4.88m x 3.15m)

BEDROOM
15'8 x 10'2 (4.78m x 3.10m)

BEDROOM
11'9 x 10'6 (3.58m x 3.20m)

MEZZANINE AREA
15'1 x 8 (4.60m x 2.44m)

MASTER BEDROOM
17 x 12'9 (5.18m x 3.89m)

EN-SUITE BATHROOM

BEDROOM
11'6 x 11'1 (3.51m x 3.38m)

BEDROOM
11'4 x 9 (3.45m x 2.74m)

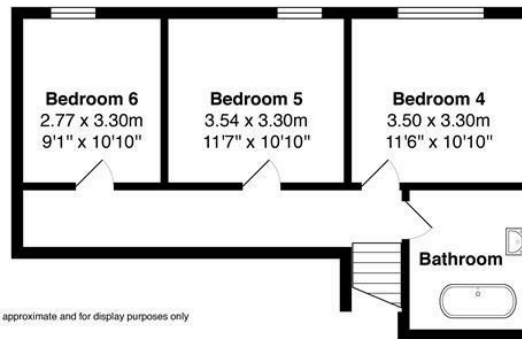
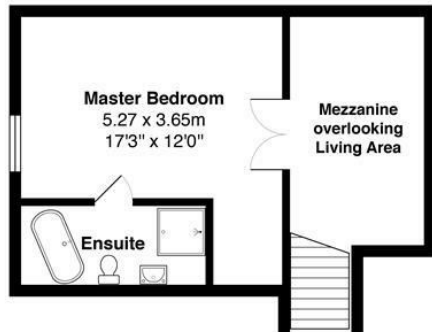
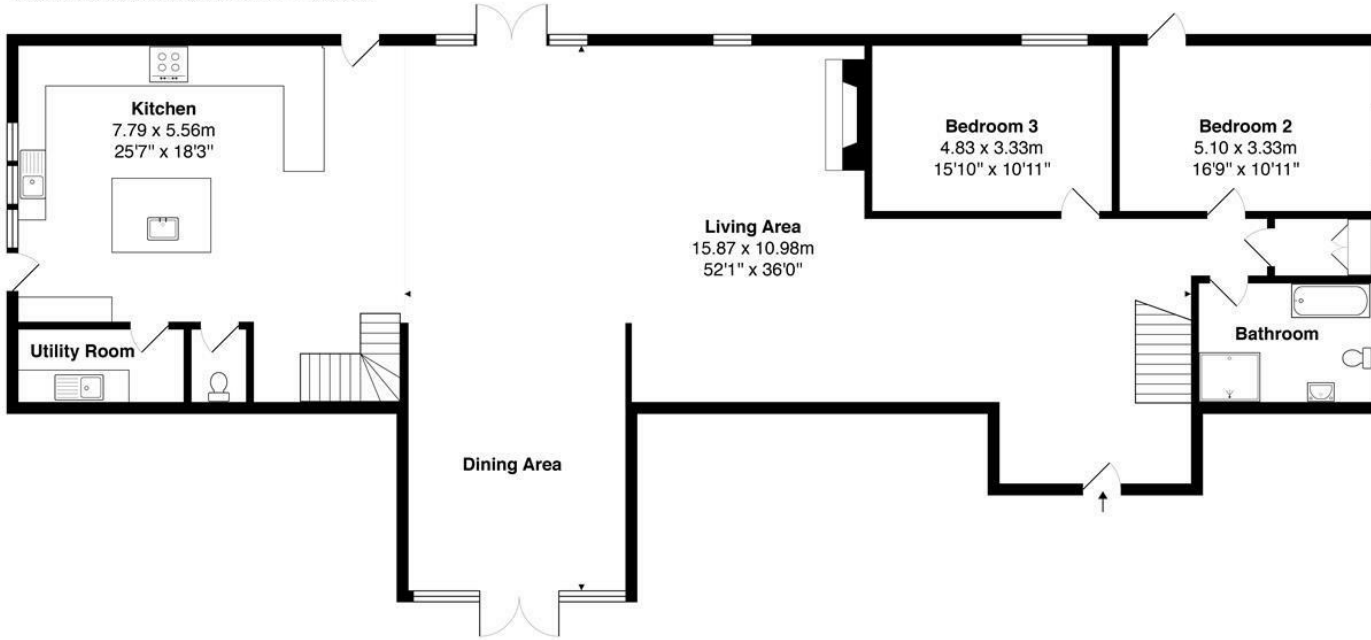
DOUBLE CART LODGE

GARDEN
0.8 of an Acre



The Barn, Great Sampford

Total Gross Internal Area: 315.1 m² ... 3392 ft²



All measurements are approximate and for display purposes only



On leaving Great Sampford on the Thaxted Road Mulberry Barn is located on the left hand side approximately 1/2 mile from the centre of the village

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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