



Moor End, Great Sampford, CB10 2RQ

CHEFFINS

Moor End

Great Sampford,
CB10 2RQ

- Detached Grade II Listed residence
- Spacious reception room with inglenook fireplace
- Numerous character features
- Secluded landscaped gardens
- Detached double garage & driveway
- No onward chain

A handsome Grade II Listed house enjoying versatile accommodation and a wealth of character features throughout, including an impressive 38ft reception room with inglenook fireplace. Outside is a charming mature garden and detached double garage. Offered chain free.

5 2 3

Guide Price £700,000





LOCATION

The highly regarded village of Great Sampford has its own excellent primary school, nursery school, inn 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 offering a commuter service into London's Liverpool Street and good access to road networks including M11. 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

ENTRANCE HALL

Timber entrance door and windows to two aspects. Timber door to:

FAMILY ROOM

A dual aspect room enjoying a good degree of natural light. Staircase rising to the first floor with understairs storage cupboard.

RECEPTION ROOM

An impressive and substantial reception room with two inglenook fireplaces, one with an inset stove. Exposed timbers, recessed book shelves and windows to the front aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, free-standing electric cooker and dishwasher and cupboard housing the boiler. Windows to the rear and side aspects with views over the garden, together with a lantern light providing additional natural light and glazed door providing access to the garden. Door to:

REAR HALLWAY

Glazed door with adjoining glazed panels providing access to the courtyard and garden beyond.

CLOAKROOM

Comprising WC and wash basin.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, free-standing washing machine and tumble dryer.

STUDY

A vaulted room with exposed timbers. The

room offers a multitude of uses, with two pairs of glazed doors providing access and views to the courtyard and garden.

FIRST FLOOR

LANDING

A pair of windows to the rear aspect.

MASTER BEDROOM

A dual aspect room with windows to the front and rear aspects, exposed timber framing and dressing area with large built-in wardrobe. Door to:

EN SUITE

Comprising panelled bath, wall-hung WC, vanity wash basin and obscure glazed window.

DRESSING ROOM/BEDROOM 5

Fitted with an extensive range of wardrobes with window to the front aspect and exposed timbers.

STUDY/BEDROOM 4

Window to the front aspect, exposed brick chimneybreast, exposed timbers and built-in wardrobe.

BEDROOM 2

A dual aspect room with windows to the front and side aspects, incorporating a window seat with fitted cupboards and shelving.

BATHROOM

Comprising panelled bath, separate shower enclosure, low level WC, pedestal wash basin and window to the side aspect.

BEDROOM 3

A dual aspect room with windows to the rear and side aspects overlooking the garden, together with fitted window seat, cupboard, shelving and wardrobe.

OUTSIDE

To the side of the property is a gravelled driveway providing off-street parking, in turn leading to the detached double garage. A wrought iron gate opens to a stone pathway leading to the front door. The garden is a particular feature of the property, enjoying a good degree of privacy with well-stocked flower and shrub borders, lawns and various terraces ideal for al fresco entertaining.

DETACHED DOUBLE GARAGE

With two pairs of glazed timber doors, power and lighting connected.

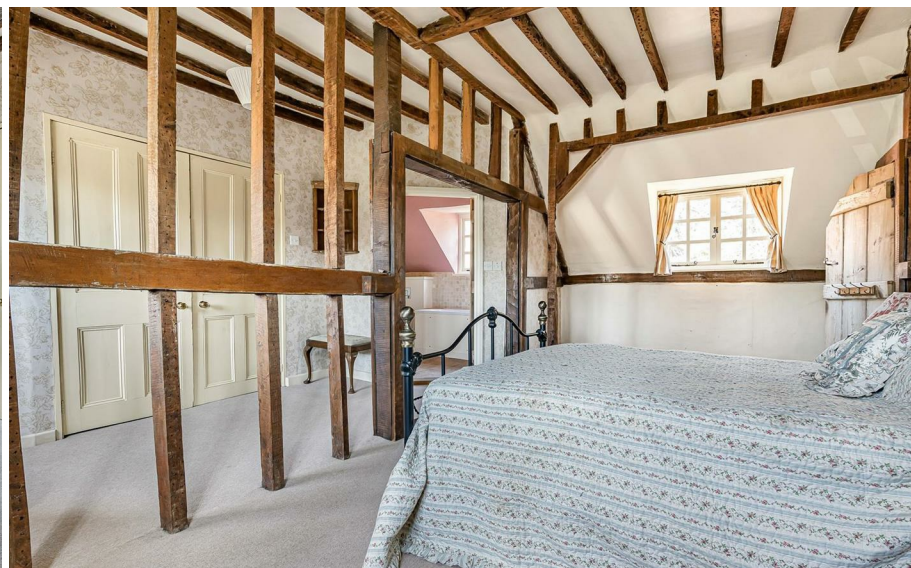
AGENT'S NOTE

Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is a Cheffins employee.

VIEWINGS

By appointment through the Agents.







Guide Price £700,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

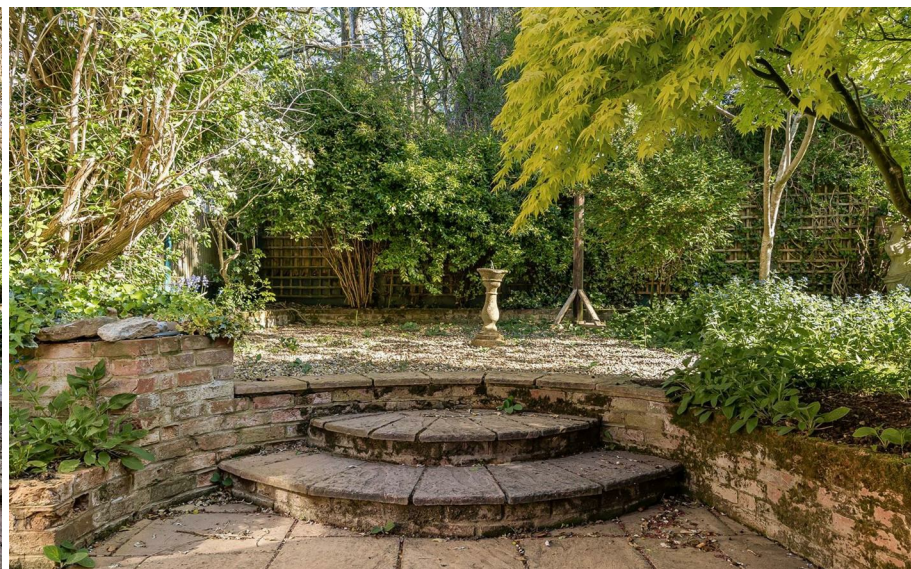




Illustration for identification purposes only, measurements are approximate, not to scale.

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>.

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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.

