



The Brook, Little Sampford,
CB10 2QT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Brook

Little Sampford | Saffron Walden | CB10 2QT

Guide Price £825,000

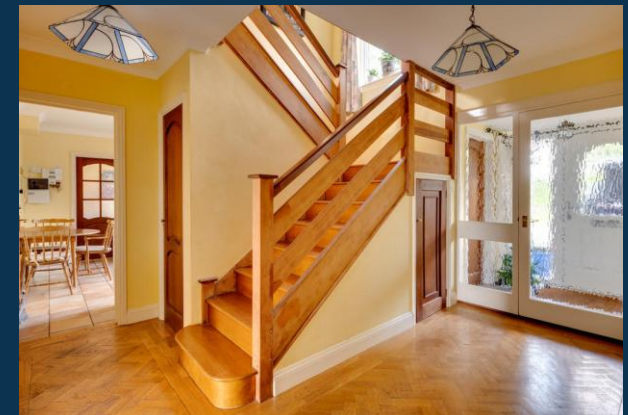
- Situated in the picturesque hamlet of Little Sampford near Saffron Walden
- Reception hall with elegant herringbone parquet flooring, dual-aspect family room, practical utility and a fitted kitchen
- 33ft triple-aspect sitting and dining room
- Conservatory offering panoramic vistas over gardens and adjoining countryside
- Four double bedrooms, family bathroom and additional shower room
- Sweeping driveway, integral garage, detached multipurpose outbuilding

The Property

The Brook is a beautifully appointed four-bedroom country home that seamlessly balances peaceful rural seclusion with excellent commuter access to London and Stansted Airport. The property boasts characterful, light-filled interiors, including an impressive 33ft triple-aspect sitting/dining room and a spacious conservatory, all set within expansive, private grounds measuring approximately 0.6 acres. This outside space also features a sweeping driveway, a detached multipurpose outbuilding and an elevated timber entertaining deck overlooking rolling Essex fields.

The Setting

Situated in the tranquil and highly sought-after hamlet of Little Sampford near Saffron Walden, The Brook enjoys an idyllic, picturesque countryside position overlooking the rolling landscape. This characterful residence balances peaceful rural seclusion with excellent proximity to local amenities: day-to-day shopping essentials, a primary school, welcoming public houses and local sports clubs are available just a short distance away in the neighbouring villages of Great Sampford, Finchingfield and the medieval town of Thaxted. For more comprehensive retail, cultural and leisure options, the historic market town of Saffron Walden is located approximately 8 miles to the northwest, accessible via an easy 12-minute drive. Commuters and frequent travellers are also exceptionally well-connected, with the property sitting roughly 10 to 12 miles from London Stansted Airport and within comfortable driving distance of Audley End mainline railway station, which offers direct, fast train links into London and Cambridge.





The Accommodation

The ground floor of this beautifully appointed country home welcomes you via a generous and inviting reception hall featuring elegant herringbone parquet flooring, a convenient cloakroom/WC and a central timber staircase rising to the first floor. This classic flooring flows seamlessly into a dual-aspect family room, currently utilised as a music room and continues through into the centrepiece of the home - an expansive, triple-aspect sitting and dining room that stretches an impressive 33ft, centred around a charming open fireplace with a decorative timber surround. Flooded with natural light, the magnificent living space leads through to the substantial, bright conservatory that opens directly out onto a broad timber deck which offers panoramic views over the sprawling gardens and rolling countryside beyond. Completing the ground floor layout is a spacious kitchen and breakfast room fitted with traditional cabinetry and tiled flooring, which is supported by a large, practical utility room with a separate pantry, direct garden access and an internal door linking to the integral garage.

Ascending to the first floor, you are greeted by a wonderfully bright and airy central landing featuring exposed, polished timber floorboards that stretch seamlessly across the entire level, enhancing the property's characterful charm while

offering elevated views of the tranquil surrounding countryside. The bedroom accommodation is exceptionally well-proportioned and designed to maximise the rural vistas, headlined by an expansive main bedroom that enjoys a superb double aspect and built-in wardrobe storage. Three further excellent double bedrooms lie to the rear of the home, each presenting a generous layout and large windows that flood the spaces with natural light while framing picturesque, uninterrupted views over the beautifully maintained rear gardens and the rolling fields beyond. Serving these rooms is a family bathroom fitted with a classic white suite, traditional wood panelling and matching timber flooring, which is further complemented by a separate, highly practical shower room neatly arranged off the central landing to easily accommodate a busy household.

Outside

The property is approached via a sweeping driveway that provides extensive off-street parking for multiple vehicles and leads to both the integral garage and, through a five-bar gate, to a substantial, detached, black weatherboarded multipurpose outbuilding at the rear. The front is laid to lawn and is bordered by established specimen trees. To the rear, the grounds are encircled by a neat post-and-rail timber fence and unfurl into a magnificent, expansive lawn that enjoys complete privacy and an enviable, open aspect over the adjoining Essex countryside. An elevated timber decking area, adorned with balustrades, leads directly out from the conservatory to create a perfect space for outdoor entertaining, and steps down to a paved patio with outside lighting. The sprawling south-west facing garden features a majestic copper beech tree, a collection of mature fruit trees, a vegetable plot and an open, uninterrupted view over the River Pant valley that captures the very essence of peaceful rural living.

Agent Note:

The property offers purchasers the opportunity to acquire, by separate negotiation, an adjoining parcel of land extending to approximately **1.5 acres**, situated to the north-west and south-west of the property. The land is held under a separate title and is currently subject to an **Agricultural Holdings Act tenancy agreement** for arable farming. Whilst this tenancy remains in place, the land cannot be fenced for private use or utilised for the keeping of livestock, including horses.

Ownership of this additional land would provide the purchaser with long-term control of the adjoining land surrounding the property. The purchaser will be responsible for the legal costs associated with the transfer of title, in accordance with standard practice.

Services

Mains electric and water, drainage is to a private septic tank. Oil-fired central heating and open fire. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

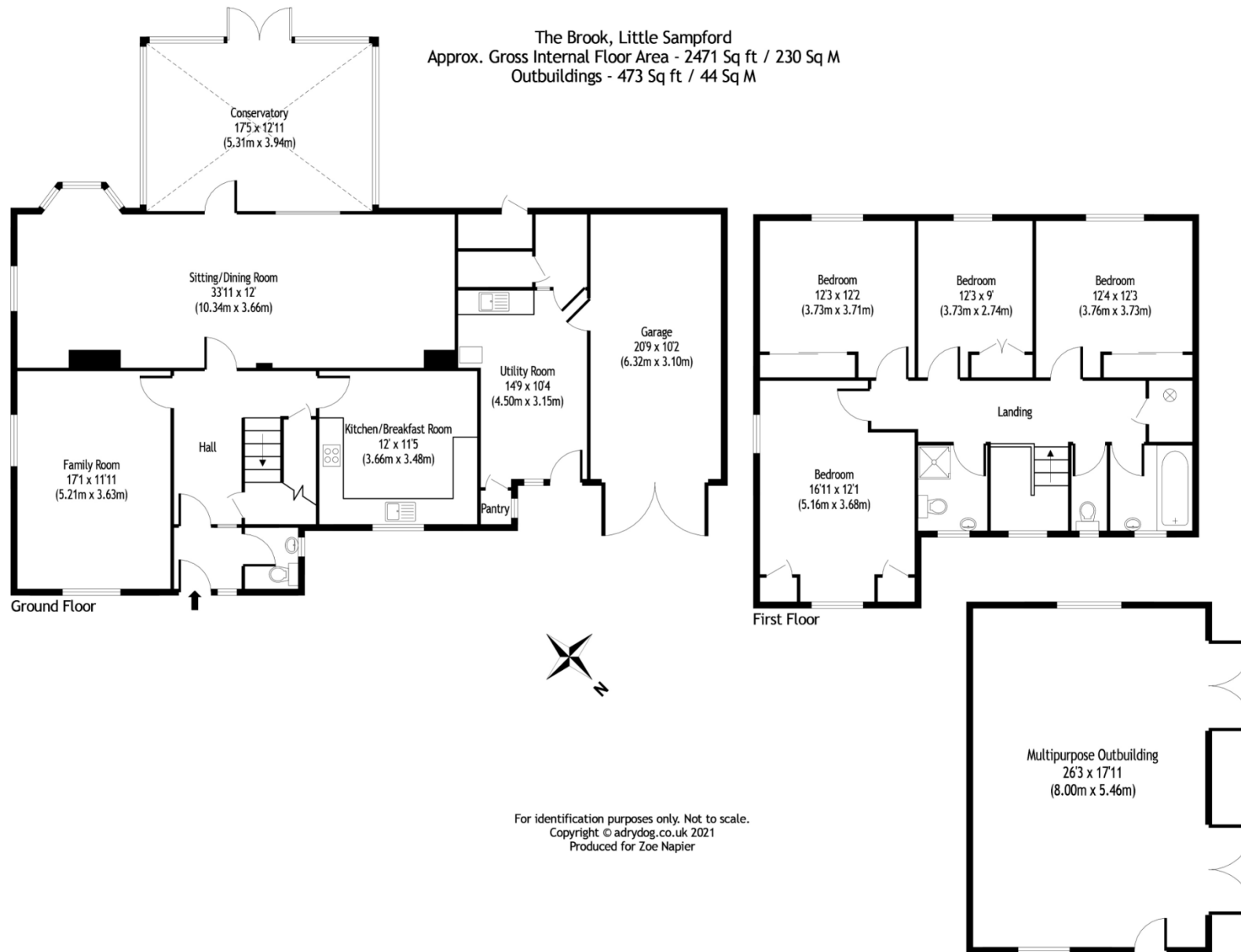
Council Tax– E







The Brook, Little Sampford
 Approx. Gross Internal Floor Area - 2471 Sq ft / 230 Sq M
 Outbuildings - 473 Sq ft / 44 Sq M



For identification purposes only. Not to scale.
 Copyright © adrydog.co.uk 2021
 Produced for Zoe Napier

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



ARKWRIGHT & CO
 RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS