

# SPARROWS FARM

HENHAM ROAD · HAMPERDEN END · ESSEX · CB11 3LZ





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*A six-hundred-year-old country home, carefully restored to keep the timber, beam, and hearth that mark its age.*

SPARROWS FARM · HAMPERDEN END

*Photographed in-situ. Floor plans drawn to indicative scale; areas in sq ft and m<sup>2</sup>.*  
**Marketed by Muvini**, Sawbridgeworth, Hertfordshire.

# Sparrows Farm

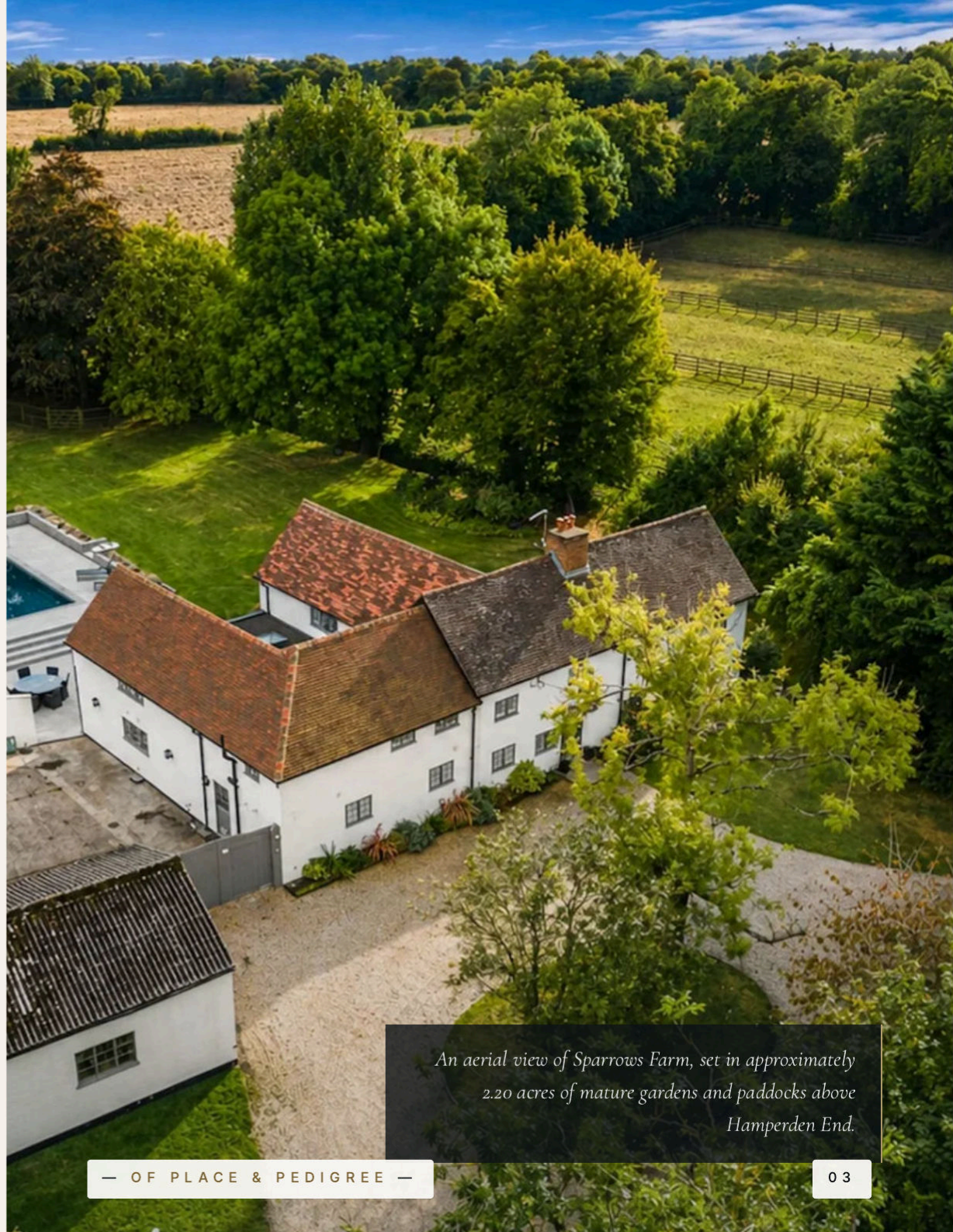
HAMPERDEN END,  
ESSEX

Henham Road · CB11 3LZ · Offers Over £1,750,000

BEDROOMS	BATHROOMS	RECEPTIONS	INTERNAL	PLOT
5	4	4	4,521 sq ft	2.20 acres

Hidden in the peaceful hamlet of Hamperden End, this six-hundred-year-old country home greets visitors with characterful windows and a traditional tiled roof, framed by mature trees and a generous in-and-out pebble drive. The front looks across open fields; the back opens onto landscaped gardens, a heated pool, a cedar-clad outdoor kitchen, and a glass-walled summerhouse.

The home pairs **period and craft** with twenty-first-century comforts. Original beams, Italian Mandarin stone, an inglenook fireplace, a bespoke black-stone kitchen, set against water-fed underfloor heating, multi-zone Sonos, and a Wolf and Sub-Zero kitchen. *A timeless home, lived in well.*



*An aerial view of Sparrows Farm, set in approximately 2.20 acres of mature gardens and paddocks above Hamperden End.*

## A home *at ease*

*The ground floor reads as one long room, drawn open from front office to garden by light, beam, and stone.*

From the entrance hall, with its original beams, Italian Mandarin stone tiles, and elegant cast radiators, the plan divides cleanly. An intimate sitting room with inglenook lies to the right; to the left, the working heart of the home. A small office sits front-aspect, with a generous storage cupboard opposite. Beyond, the kitchen-dining-living room runs the depth of the home, lit by three skylights and floor-to-ceiling sliding glass that opens to the patio.

At the centre, the kitchen is bespoke. **Handmade black-stone cabinetry**, a quartz island, a coffee station, a Wolf six-ring gas hob, a Sub-Zero fridge-freezer, and a Wolf oven. The dining and living areas continue without break, taking in a recessed TV unit, bespoke shelving, and a glass-cornered day room. A butler-sinked utility, boot room, server room, boiler room, and downstairs WC are tucked behind.



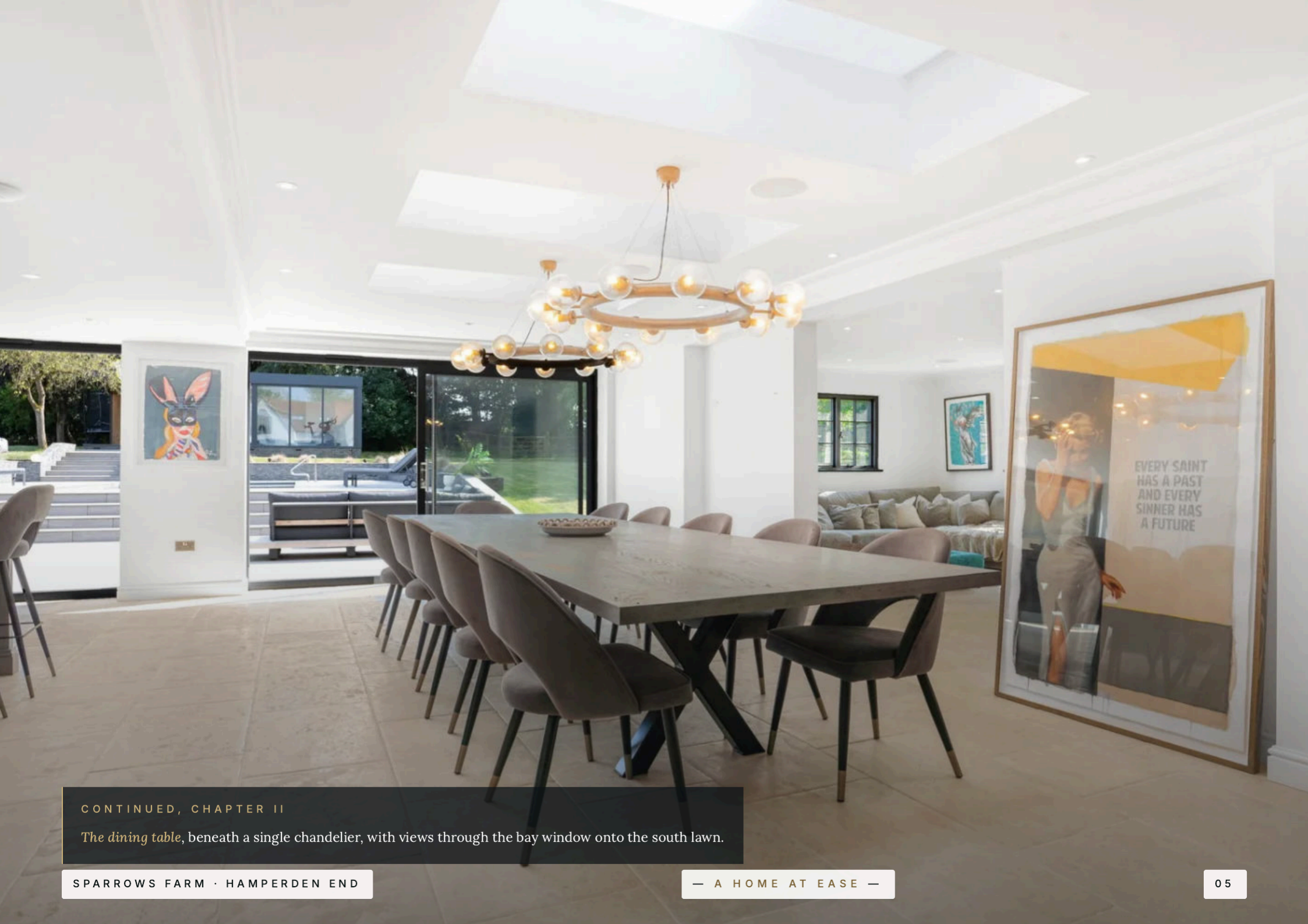
The kitchen. *Black-stone cabinetry and a quartz island, with the dining table just beyond.*



Wolf & Sub-Zero. *Six-ring gas hob, full-height fridge-freezer, twin Wolf ovens.*



The day room. *A glass-cornered sitting space with skylights and recessed television.*



CONTINUED, CHAPTER II

*The dining table*, beneath a single chandelier, with views through the bay window onto the south lawn.

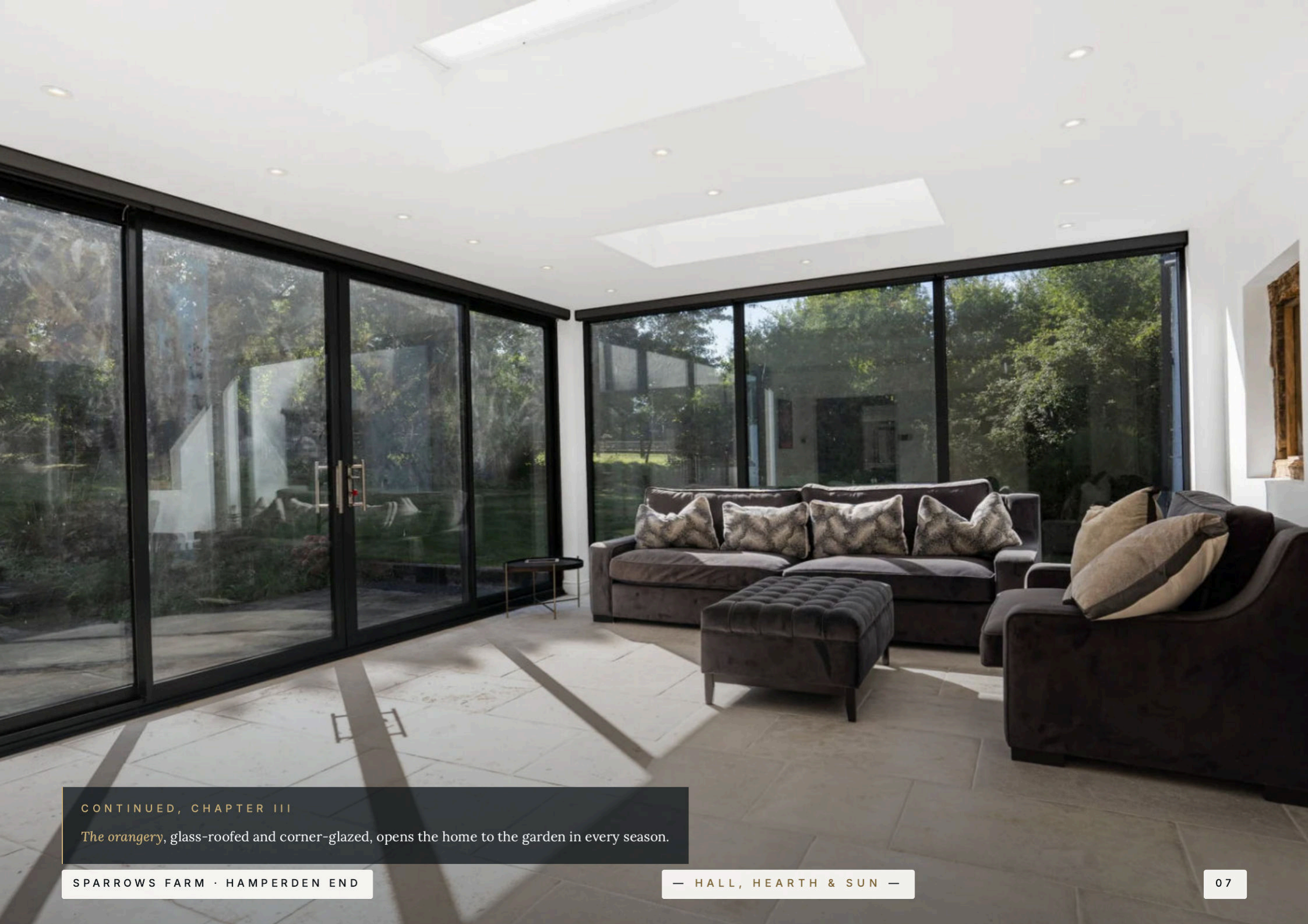
# Hall, hearth & sun



*A measured progression of rooms, from the stone-floored entrance hall, through the inglenook-anchored sitting room, to a glass-roofed orangery looking out across the garden.*

The **entrance hallway** sets the tone, with original beams overhead and Italian Mandarin stone underfoot. The intimate sitting room is anchored by an **impressive inglenook fireplace** with log burner, original oak plank floors, and large picture windows onto the garden. A second drawing room sits adjacent, lined with paintings and bookcases. Beyond, the **orangery** opens the home to the sky with vaulted glazing, electric blinds, and full-corner access to the patio and pool. It reads as a third reception in summer, a sun-drenched sitting room in winter.





CONTINUED, CHAPTER III

*The orangery*, glass-roofed and corner-glazed, opens the home to the garden in every season.

# Bedrooms & *baths*

*Five double bedrooms across the first floor of beam, vaulted ceiling and chapel-style glazing, anchored by a principal suite that watches the garden, pool and summerhouse.*

The staircase rises through the inglenook brickwork to a landing of **exposed beams**. To the right, a double with garden and pool views and a mirror-fronted en-suite. To the left, a playroom, a family bathroom with walk-in shower and vaulted ceiling, and a third vaulted double.

## 5 bedrooms

THREE DOUBLES, TWO FURTHER, DOUBLE-ASPECT OR VAULTED

## 4 bathrooms

THREE EN-SUITE, ONE FAMILY, ALL RENOVATED

## 1,948 sq ft

FIRST FLOOR OF THE PRINCIPAL HOME

At the corridor's end, the **principal suite** opens into a walk-in wardrobe and a spa-like en-suite with chapel-style windows over the garden, pool, and summerhouse.



# Rooms in *passing*

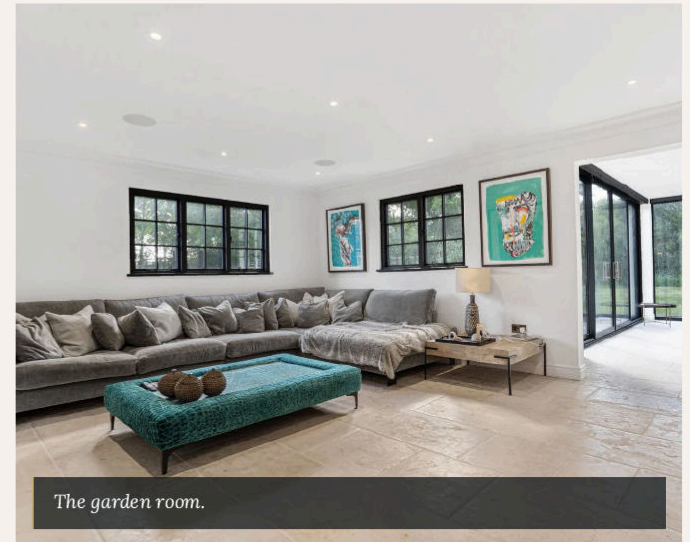
*A second look at the home's character, room by quiet room.*



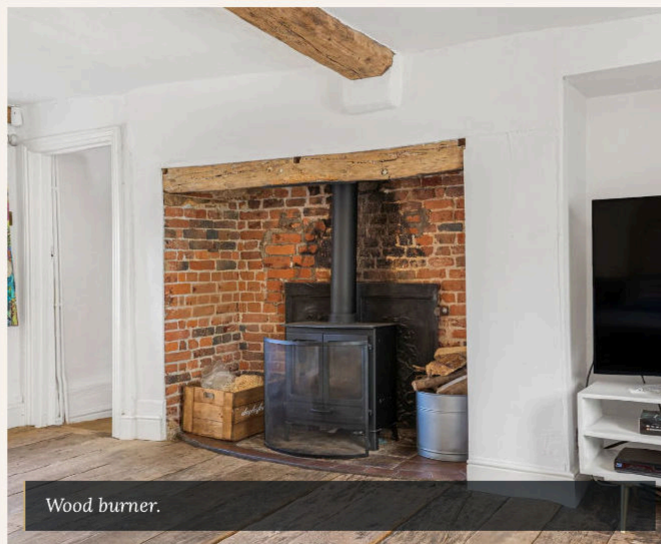
*The living room. A deep sectional anchored by exposed beam.*



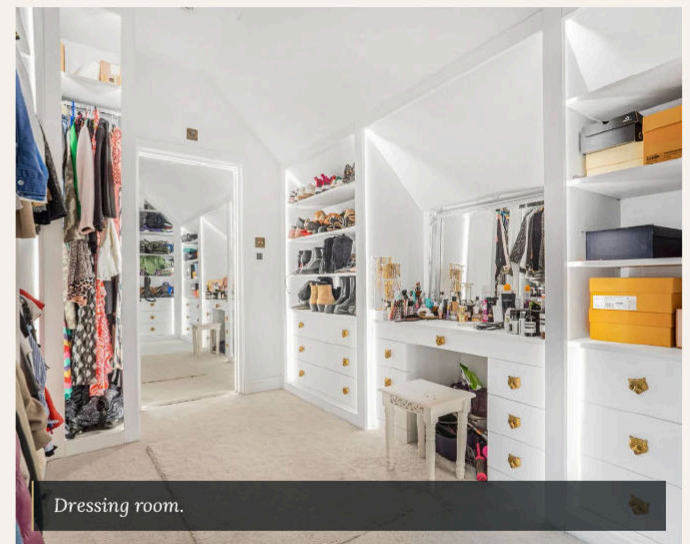
*The TV room.*



*The garden room.*



*Wood burner.*



*Dressing room.*



# A garden built *for the longest summer*

*A heated pool, cedar-clad outdoor kitchen, and a separate summerhouse, turning the garden into a working room from May to September.*

The patio steps down from the kitchen-dining doors into a generous landscaped garden, set within approximately 2.20 acres of mature grounds. The **heated swimming pool** sits centrally with electric cover, flanked by sun loungers. To one side stands a cedar-clad **outdoor kitchen**, with bench seating, sink and grill. Across the pool, raised on a stone plinth, the glass-walled **summerhouse** houses the gymnasium, looking back across the water and onto the rear of the home. *Sonos plays through every zone.*

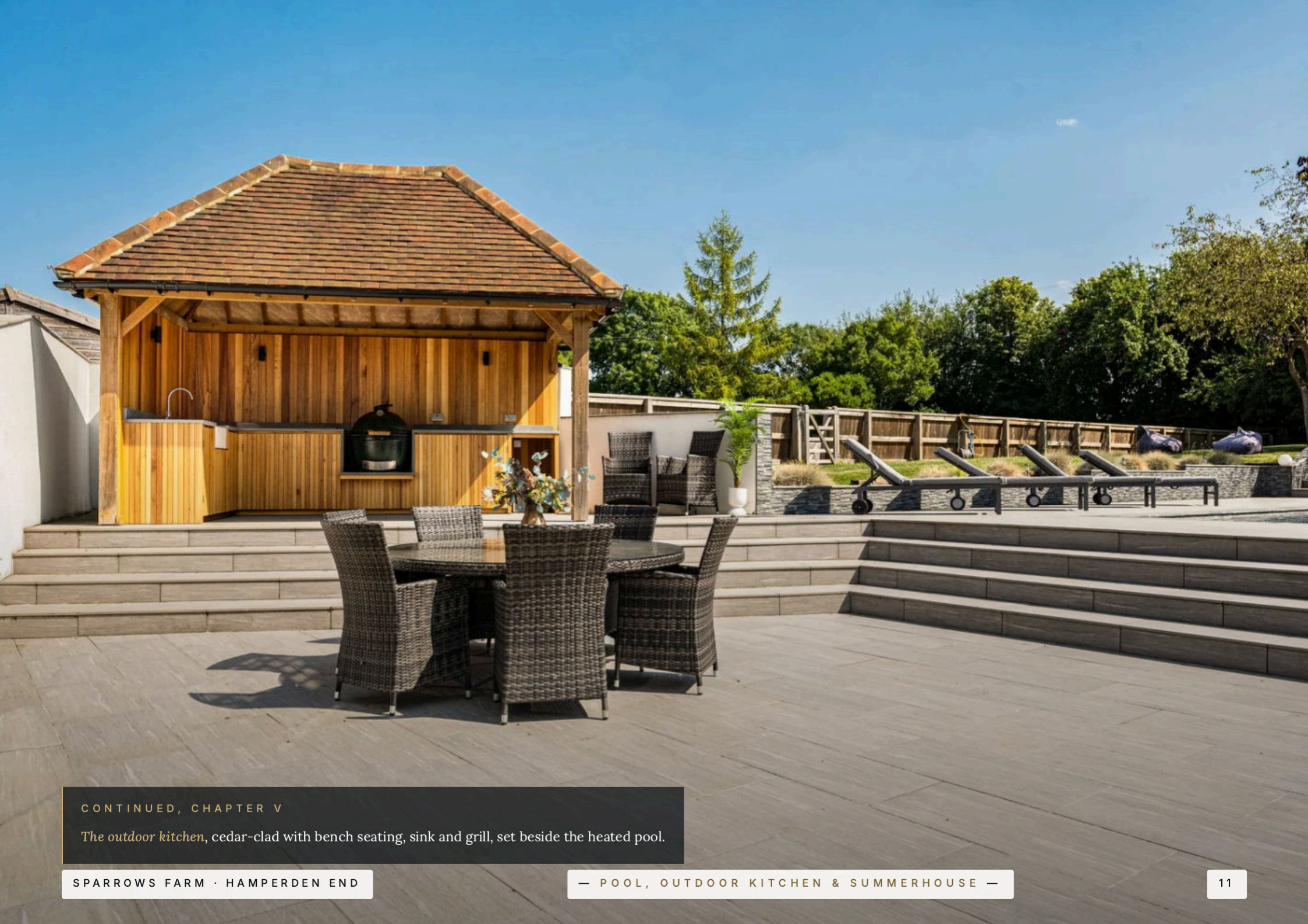
**PLOT**  
In excess of 2.20 acres

**POOL**  
Heated, electric cover

**OUTDOOR KITCHEN**  
Cedar-clad, sink, grill

**SUMMERHOUSE**  
Glass-walled, currently the gym

*The summerhouse stands at the head of the garden, glass-walled, raised on a stone plinth above the heated pool.*



CONTINUED, CHAPTER V

*The outdoor kitchen, cedar-clad with bench seating, sink and grill, set beside the heated pool.*

CHAPTER VI

## Garden, drive & outlook



### The *rear* garden

Three lawned areas wrap the rear and side, with mature planting, a generous patio, and the pool, outdoor kitchen, and summerhouse beyond.

### The *paddocks*

Approximately 2.20 acres of grounds in total, with paddocks to the right of the home framed by tree-line and natural screening.

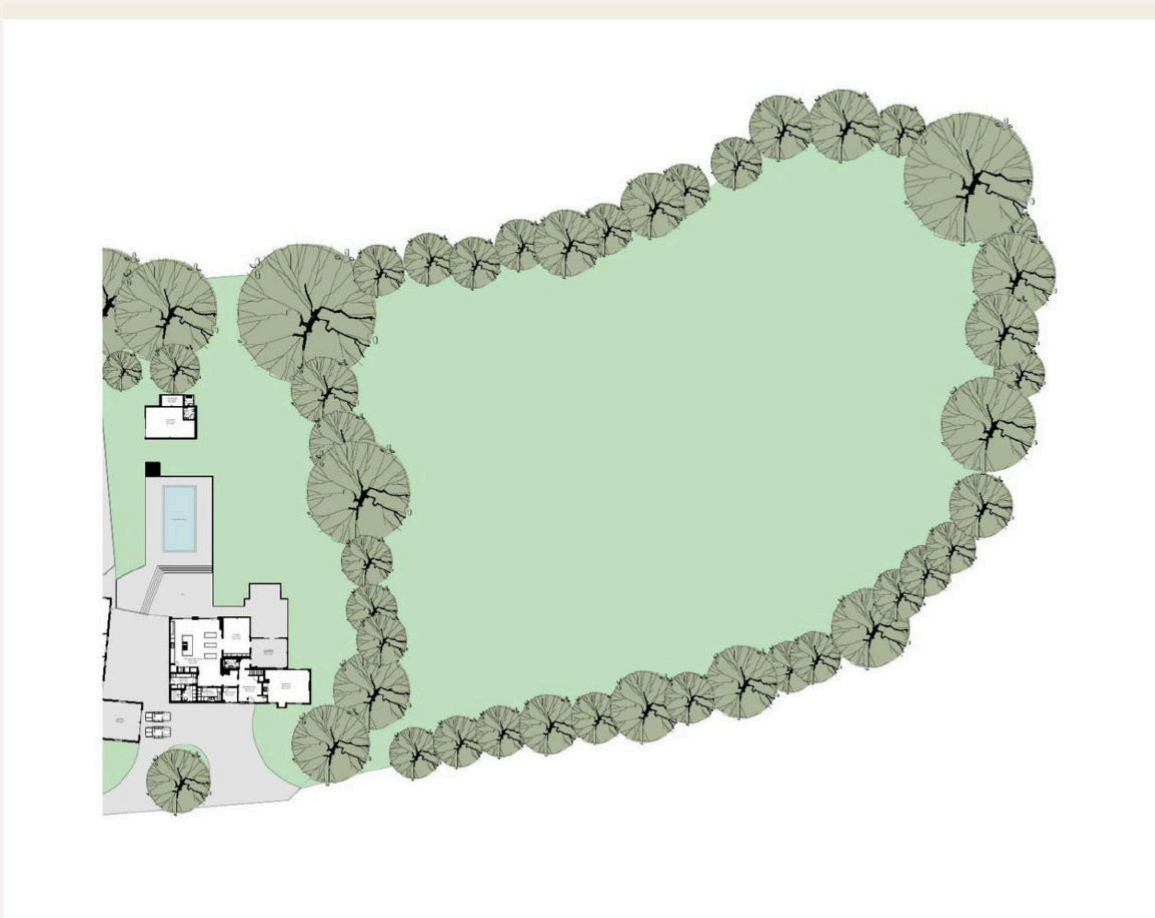
### The *front* & approach

A spacious in-and-out pebble driveway, framed by mature trees, leads to the garage. The front aspect looks across adjacent fields, screened naturally for privacy.

### The *ancillary*

Spacious garage of 338 sq ft, a 495 sq ft glass-walled summerhouse on a raised stone plinth, separate plant room, and discreet Klargester housing.

## In excess of *2.20 acres*



### **The *plot***

The total grounds extend to approximately 2.20 acres, taking in the home, the principal garden, and the paddocks to the right.

### **The *boundary***

A mature tree-line wraps the perimeter, with natural screening to the road and onto the open fields beyond.

### **The *garden complex***

Pool, cedar outdoor kitchen, summerhouse and three lawned terraces sit within the principal garden behind the home.

*Plan drawn to indicative scale; not to be relied on for legal purposes.*

# All floors *at a glance*



Total internal area · *4,521 sq ft* · 420 m<sup>2</sup>

FLOOR 1 · 2,573 SQ FT · FLOOR 2 · 1,948 SQ FT · GYMNASIUM · 495 SQ FT · GARAGE · 338 SQ FT  
· PLOT · 2.20 ACRES

## PARTICULARS

- i Six-hundred-year-old country home, beam and oak retained throughout
- ii Inglenook fireplace with log burner in the principal sitting room
- iii Bespoke black-stone kitchen, Wolf hob and ovens, Sub-Zero fridge-freezer
- iv Water-fed underfloor heating across the principal rooms
- v Multi-zone Sonos sound throughout home, garden and pool
- vi Heated swimming pool with electric cover
- vii Cedar outdoor kitchen and summerhouse gymnasium
- viii Approximately 2.20 acres with paddocks framed by mature tree-line
- ix Open-field outlook with natural screening to the road

## Energy & environment · EPC G



Heated by a water-fed underfloor system, with an independent immersion tank serving the utility and bathrooms. The EPC band reflects the period fabric of the home.

# Material information

Provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance on material information in property listings.

## PART A · MATERIAL TO ALL TRANSACTIONS

Guide Price	Offers Over £1,750,000
Tenure	Freehold
Title Number	EX23685
Council Tax Band	G · £3,890 pa
Local Authority	Uttlesford
Property Type	Detached
Bedrooms	5
Bathrooms	4
Receptions	4
Floor Area	4,521 sq ft · 420 m <sup>2</sup>
Plot	In excess of 2.20 acres
Heating	Water-fed underfloor
Electricity	Mains
Broadband	FTTP, up to 1,800 Mb/s
Mobile Signal	EE, Vodafone, O2, Three
Parking	Garage, in-and-out drive
EPC	G

## PART B · WHERE APPLICABLE

Building Safety	No known concerns
Restrictive Covenants	None recorded
Rights of Way	None recorded
Easements	TBC
Listed Building	No
Conservation Area	No
Tree Preservation	TBC
Accessibility	Step access throughout
Water Supply	Mains
Sewerage	Private, Klargestar
Outbuildings	Summerhouse, garage, plant room
Pool	Heated, electric cover

## PART C · ADDITIONAL MATERIAL FACTS

Flood Risk, Rivers & Seas	Very low
Flood Risk, Surface Water	Low
Coastal Erosion	Not applicable
Planning	TBC, refer to Uttlesford DC
Construction	Period, before 1900, brick and timber
Structural	No known concerns
Subsidence	No known concerns
Damp	No known concerns
Asbestos	TBC
Japanese Knotweed	No known concerns
Mining	Not in mining area
Electrical Cert.	TBC
UPRN	100091281531



# Arrange a viewing of Sparrows Farm

*A 4,521 sq ft Essex country home of beam, hearth and orangery, with heated pool, cedar outdoor kitchen and summerhouse gymnasium, set in approximately 2.20 acres. Best understood in person.*

## THE AGENT

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## THE OFFICE

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Sawbridgeworth, Hertfordshire CM21 9AR



WATCH THE  
*video tour*



VIEW THE  
*full listing*

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