



SAMPFORD HALL LANE

Saffron Walden, CB10 2QG

%RENT%



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Idyllic Farm House
- Redecorated Throughout - Four Bedrooms
- En Suite and Family Bathroom
- Lovely Views Surrounding the Property
- Three Reception Rooms
- Available Circa May 2025
- Basic Gardening Included within Rent
- Parking





Property Description

THE PROPERTY

Four bedroom farmhouse occupying an idyllic position. Available early May. Pets considered. Deposit required £2596. Redecorated throughout.

Available Circa May 2025

EPC - E

Council Tax Band - F

Deposit Required £2423

THE LOCATION

The pretty village of Little Sampford is neighbouring Great Sampford which has a church, Inn, Italian restaurant and a primary school.

The historic market town of Saffron Walden is 9 miles distant. The town of Thaxted with village shops, schools, restaurants etc is 2 miles and the University City of Cambridge is twenty miles. Audley End mainline station (London's Liverpool Street) is 12 miles away and Stansted Airport is 13 miles away with a half hour rail link to the City.

The market town of Bishop's Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

UTILITY AREA / ENTRANCE HALL

KITCHEN

17' 1" x 9' 6" (5.21m x 2.9m)

BOILER / LARDER CUPBOARD

DINING ROOM

14' 4" x 8' 9" (4.37m x 2.67m)

LOUNGE

18' 8" x 16' 3" (5.69m x 4.95m)

STUDY

11' 4" x 10' 9" (3.45m x 3.28m)

INNER LOBBY

CLOAKROOM

FIRST FLOOR

10' 7" x 9' (3.23m x 2.74m)

LANDING

BATHROOM

BEDROOM 1

15' 5" x 14' 2" (4.7m x 4.32m)

SEPERATE WC

SHOWER ROOM

BEDROOM 2

10' 3" x 9' 4" (3.12m x 2.84m)

BEDROOM 3

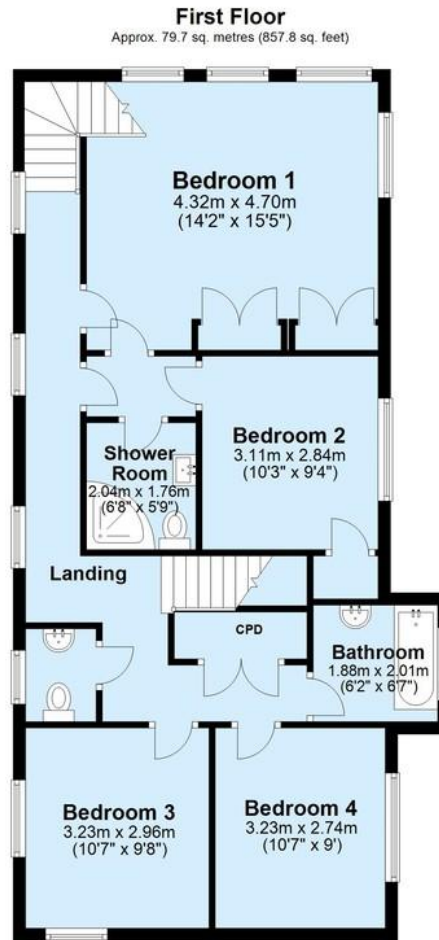
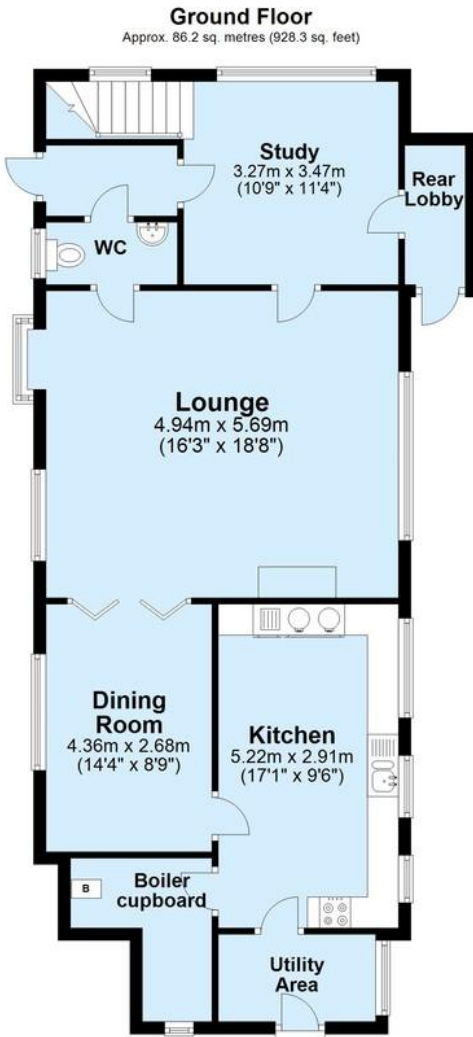
10' 7" x 9' 8" (3.23m x 2.95m)

BEDROOM 4









Total area: approx. 165.9 sq. metres (1786.1 sq. feet)
This floor plan is for reference only and should be used as a guide copyright protected for use only with James & Co.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band F

TENURE

%tenure%

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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