



High Street, Great Sampford, CB10 2RG

CHEFFINS

High Street

Great Sampford,
CB10 2RG

4 2 2

Guide Price £715,000

- Four bedrooms
- Sitting room with fireplace
- Well appointed kitchen/dining room
- En suite to master bedroom
- Landscaped garden
- Driveway and double garage
- Insulated garden studio

An attractive and substantial detached four bedroom family home set in an elevated position within this sought-after village. The property offers stylish and well proportioned accommodation, landscaped garden with a detached studio, driveway and double garage.





LOCATION

The highly regarded village of Great Sampford has its own highly-rated primary school, popular pub/Italian restaurant, children's recreation ground, tennis court, cricket pitch and two churches. 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.

THE NURSES HOUSE

Believed to have been constructed in 1941, The Nurses House was originally used as a Police Station during World War II and later changed to a District Nurses House before conversion into a residential property.

GROUND FLOOR

ENTRANCE HALL

Solid wood entrance door, staircase rising to the first floor and doors to adjoining rooms.

STUDY/SNUG

Double glazed bay window to the front aspect and feature cast iron fireplace.

SITTING ROOM

Double glazed windows to the front and side aspects, double glazed double doors opening to the rear patio and feature fireplace with integrated log burner.

KITCHEN/DINING ROOM

The dining area has double glazed windows to both side aspects, double glazed doors opening to the rear patio and door to cloakroom. Steps down to the kitchen which is fitted with a range of base and eye level units, electric Rangemaster oven, integrated AEG microwave, ceramic sink with tiled

splashbacks, integrated Neff dishwasher and integrated fridge freezer. There are double glazed windows to the rear aspect, part double glazed door opening to the rear patio and door leading to the garage.

CLOAKROOM

Comprising ceramic wash hand basin with vanity cupboards beneath, low level WC, tiled splashbacks and double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect, doors to adjoining rooms, airing cupboard and access to loft space.

PRINCIPAL BEDROOM

Double glazed windows to the front and rear aspects, built-in eaves cupboard with hanging rail and door to:-

EN SUITE

A four piece suite comprising panelled bath, low level WC, ceramic wash hand basin, corner shower enclosure, fully tiled walls and double glazed window to the rear aspect.

BEDROOM 2

Double glazed windows to the rear and side aspects, feature cast iron fireplace and built-in wardrobe.

BEDROOM 3

Double glazed window to the front aspect and built-in wardrobe.

BEDROOM 4

Double glazed window to the front aspect, feature cast iron fireplace, built-in storage cupboard and door to walk-in wardrobe with further double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a block paved carriage driveway leading to the double garage and landscaped garden. There is a gated side access to the rear garden which has a paved terrace area, perfect for al fresco entertaining and steps up the lawned area with shrubs and plants bordering. There is a further patio area adjoining the fully insulated summer house/studio.

SUMMER HOUSE/STUDIO

Double glazed windows to the front aspect, double glazed double doors, power and lighting connected.

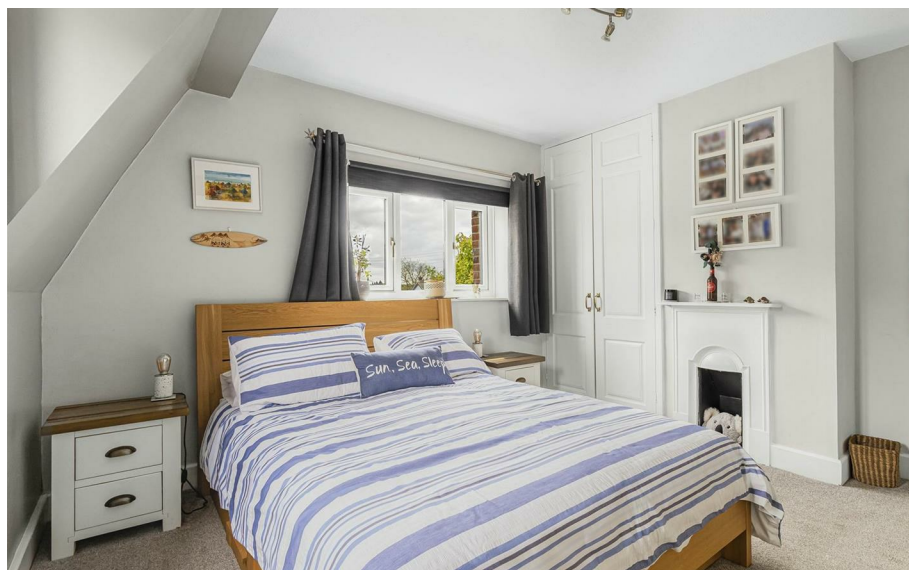
GARAGE

Space and plumbing for washing machine and dishwasher, power and lighting connected, eye level units and electric up and over door.

VIEWINGS

By appointment through the Agents.

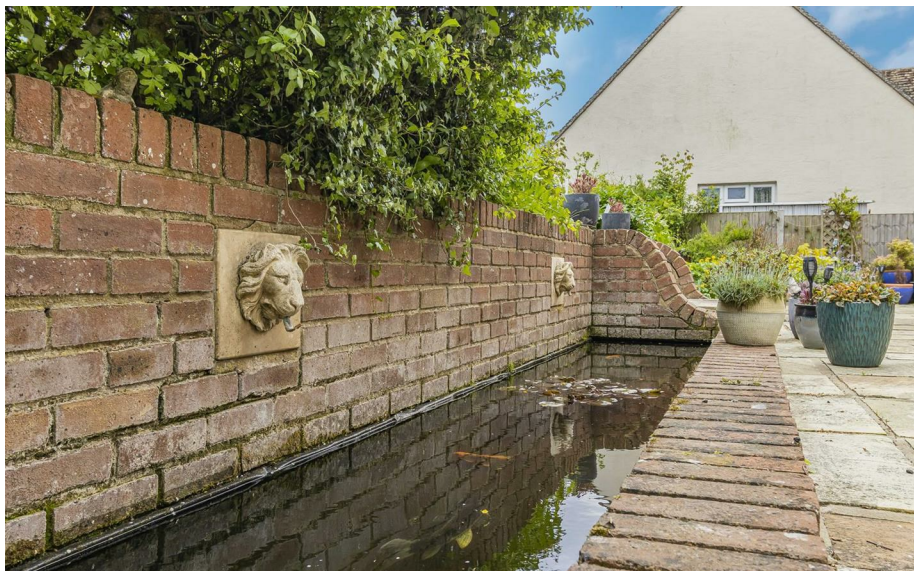




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £715,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford





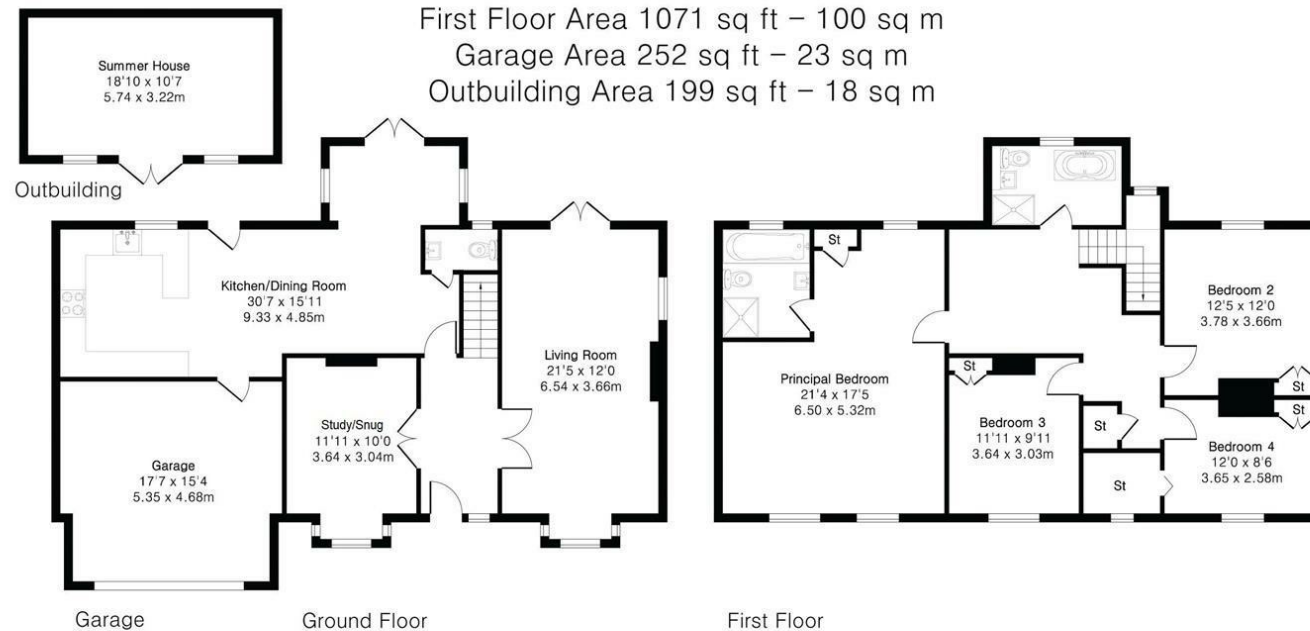
Approximate Gross Internal Area 2171 sq ft - 202 sq m

Ground Floor Area 901 sq ft – 84 sq m

First Floor Area 1071 sq ft – 100 sq m

Garage Area 252 sq ft – 23 sq m

Outbuilding Area 199 sq ft – 18 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

