



The Grange, Finchingfield Road
CB10 2QT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Grange

Finchingfield Road | Little Sampford | CB10 2QT

Guide Price £1,600,000

- A beautiful 17th-century Grade II listed farmhouse
- The main residence extends to approximately 5,362 sq ft, offering a layout that is as generous as it is versatile
- The house is enveloped by spectacular grounds totaling approximately 15.5 acres
- A collection of numerous useful outbuildings
- Positioned in a location of unrivaled tranquility, the estate offers the "best of both worlds"

The Property

A truly special offering, The Grange is a picture-perfect Grade II Listed country residence, set within approximately 15.5 acres of beautifully established gardens and grounds. Available for the first time in over forty years, this remarkable home presents a rare and exciting opportunity to create an exceptional family estate of scale, character and enduring charm. Extending to approximately 5,362 sq ft, the house blends centuries of architectural evolution with a warm atmosphere throughout.

The Setting

The Grange enjoys a wonderfully peaceful and private position nestled on the edge of the village of Little Sampford, surrounded by gently undulating farmland and open countryside, the property benefits from far-reaching views in all directions, along with direct access to a network of scenic footpaths — ideal for walking, riding, or simply immersing oneself in nature. The surrounding area is steeped in character, with a collection of picturesque villages nearby. Just a short drive away is the postcard-perfect village of Finchingfield — often described as one of the most beautiful in Essex — complete with a village green, duck pond, tearooms, and traditional pubs. The historic market town of Saffron Walden, around 10 miles west, offers an excellent range of independent shops, restaurants, cultural venues, and essential amenities. For commuters, Audley End Station (approx. 13 miles) provides fast, direct services into London Liverpool Street, while additional rail links are available from Stansted Mountfitchet (17 miles) and Bishop's Stortford (20 miles). Stansted Airport is just 16 miles away, ensuring smooth access to both domestic and international travel.

The area offers an excellent choice of educational facilities. Local state schools include Great Sampford Primary, Joyce Frankland Academy in Newport, and the outstanding Saffron Walden County High School. For families considering independent education, there are several highly regarded schools within easy reach. Felsted School and Barnardiston Hall offer excellent options locally, while Cambridge — just 25 miles away — is home to some of the country's most prestigious independent schools. These include, The Leys School, The Perse School, St Mary's School, The Stephen Perse Foundation, St John's College School, and St Faith's. Despite its rural setting, Old House Farm is well connected by road, with the A120, M11, and A12 all within easy reach — providing excellent access to Cambridge (25 miles), Chelmsford (22 miles), London, and the wider East of England.





The Accommodation

The interior is both substantial and inviting, offering an abundance of well-proportioned accommodation ideally suited to both family life and entertaining. At its heart lies an atmospheric entrance hall, rich in tone and character, setting the scene for the accommodation beyond. The kitchen is quintessentially country in style, centred around a British racing green Aga and complemented by generous cabinetry and space for informal dining, with adjoining utility room.

A particularly charming feature of the house is 'The Cottage'—the oldest part of the property—offering a more intimate and relaxed living environment, with exposed timbers, lower ceilings, a cosy snug with woodburner and an informal dining space, all opening to a delightful courtyard garden. This area lends itself perfectly to multi-generational living or independent accommodation.

The principal reception rooms are both elegant and impressive. A formal dining room, reflective of its Georgian heritage, enjoys high ceilings, large sash windows and period detailing, while the drawing room provides a superb entertaining space with its symmetry, fireplace and direct access onto the terrace, enjoying far-reaching views across the gardens and valley beyond.



A beautifully refurbished garden room captures the changing seasons, and a separate study and extensive cellar further enhance the versatility of the ground floor.

To the first floor, the house offers eight bedrooms, each individual in character and outlook, many with original features including fireplaces and built-in storage.

The principal bedroom enjoys particularly fine views across the grounds, while two vaulted bedrooms above The Cottage add further charm. The accommodation is served by a combination of bathrooms and shower rooms, thoughtfully arranged across the floor.

Outside

The grounds at The Grange are nothing short of exceptional. Positioned atop a gentle rise, the house commands far-reaching views across its own land, which sweeps down towards the River Pant. Immediately surrounding the house are beautifully structured formal gardens, defined by mature yew hedging that creates a series of 'garden rooms', interspersed with vibrant planting, mature trees and hidden spaces. A secluded kitchen garden with potting shed adds to the charm.

Beyond, an avenue of flowering crab apple trees leads to an extensive range of traditional outbuildings including barns, stables and stores, offering significant potential. The wider grounds include paddocks, sweeping lawns, a heated swimming pool with pool house, tennis court and a picturesque pond. An established orchard provides an abundance of fruit trees, while an area of woodland offers both practical and recreational appeal, complete with river frontage and fishing rights along the River Pant.

The Grange represents a rare combination of architectural heritage, lifestyle opportunity and natural beauty—an exceptional country home of considerable presence, offering both immediate enjoyment and future potential in equal measure.

Services

The property is connected to mains water and has private drainage via a septic tank. Heating is provided by a combination of oil-fired and electric storage heaters.

Tenure – Freehold

Property Type - Detached

Property Construction – Timber-framed and plastered

Local Authority – Uttlesford District Council

Council Tax – G







Approximate Gross Internal Area
 498.15 sq m / 5362.04 sq ft
 (Excludes Outbuilding & Garage)
 Outbuilding & Garage Area :221.33 sq m / 2382.37 sq ft
 Total Area : 719.48 sq m / 7744.41 sq ft

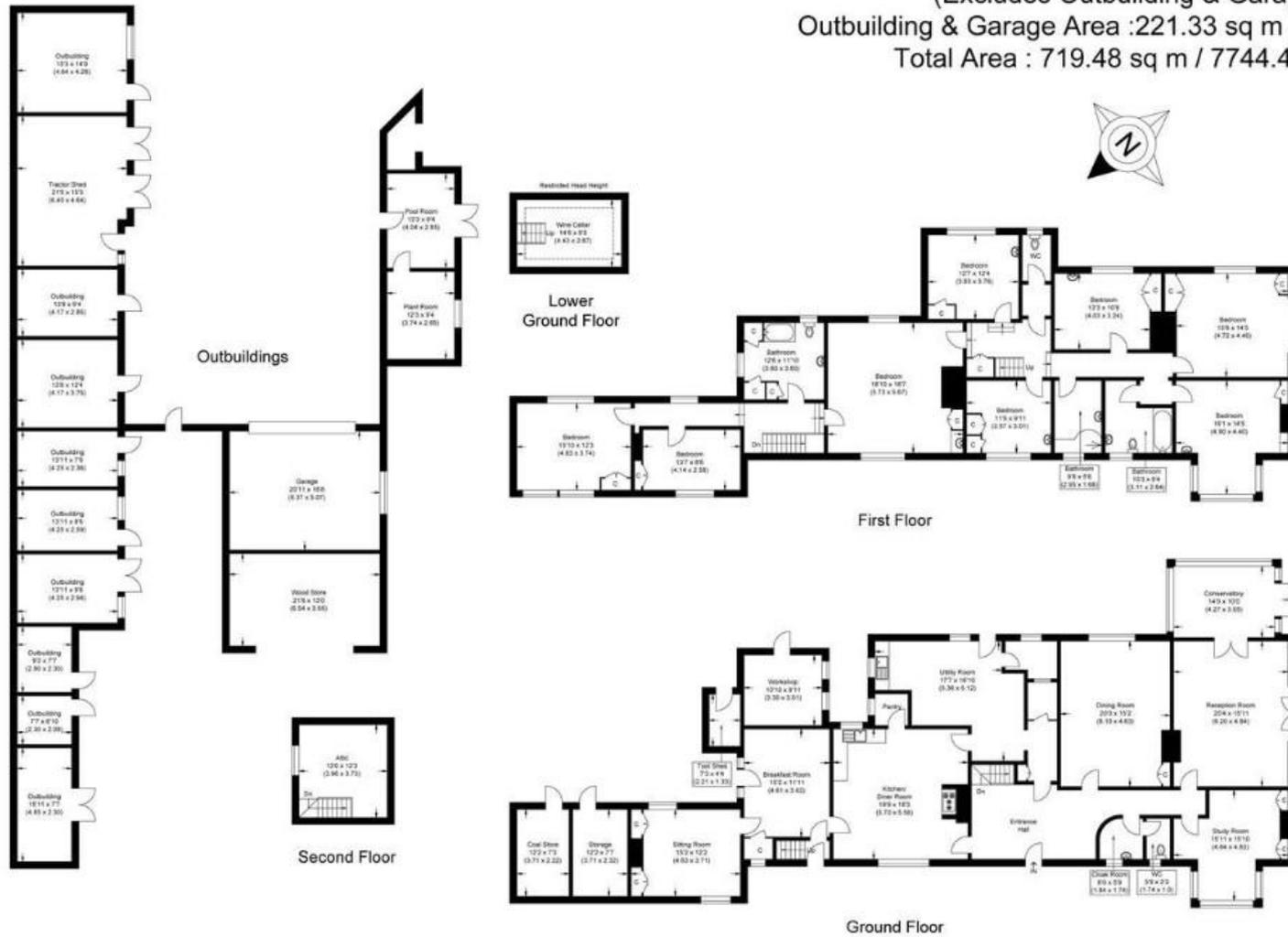


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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances 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.



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