



Sunnybank, Moor End  
CB10 2RQ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Sunnybank

Moor End | Great Sampford | CB10 2RQ

## Guide Price £599,950

- A well proportioned four/five bedroom detached family home
- Three reception rooms
- Generous dual aspect sitting room
- Scope for annexe accommodation
- Principal bedroom with ensuite
- Private tiered, rear garden
- Detached garage and off-road parking
- Popular village location

### The Property

A remarkably generous detached residence, discreetly positioned in an elevated setting with delightful open views. The property offers four/ five bedrooms and three bathrooms, arranged to provide versatile and high-quality accommodation throughout. Outside, a carefully designed tiered garden provides a charming outdoor retreat, further enhanced by ample off-street parking and a detached garage.

### The Setting

The property is located on the outskirts of the picturesque village of Great Sampford, which has an award-winning primary school, local pub/Italian restaurant, two churches, a recreation area for children, a tennis court, and a cricket pitch. For more extensive shopping facilities, the market town of Saffron Walden is within 7.5 miles or alternatively Gt Dunmow is within 10 miles to the South. London Commuters are particularly well served by road or rail with services to London's Liverpool Street from Audley End Station about 51minutes. The M11 (Junction 8) is within 14 miles providing access to Stansted Airport and the M25.

### The Accommodation

The property is entered via a welcoming entrance hall, where oak flooring flows seamlessly through to the principal reception spaces. The sitting room is a bright and inviting dual-aspect space, centred around an open fireplace and enjoying elevated views over the street scene, while the dining room provides an elegant setting for more formal occasions. To the rear, the kitchen/breakfast room is both functional and characterful, fitted with a range of bespoke





cabinetry, hardwood worktops and a ceramic sink, with ample space for a range-style cooker and American-style fridge freezer. This sociable heart of the home enjoys a pleasant outlook across the garden.

Also on the ground floor are two versatile rooms, one is currently arranged as a bedroom and one as a snug. The snug, with its garden views and direct access to the outdoor space, forms part of a particularly flexible arrangement when paired with the adjoining utility room and ground floor shower room—offering clear potential for self-contained annex accommodation with independent access.

The first floor is arranged around a central landing, giving access to three well-proportioned double bedrooms, each enjoying a pleasant outlook and a generous degree of natural light. The principal bedroom is a particularly comfortable



space, with fitted wardrobes, useful eaves storage, and the benefit of a well-appointed en suite shower room. Bedroom two features dual-aspect windows and built-in storage, while bedroom three enjoys views across the rear garden and also includes fitted wardrobes.

A family bathroom, traditionally styled with a deep panelled bath, completes the accommodation on this floor.

## Outside

Occupying an elevated position within the village, the property enjoys a discreet and well-considered setting. To the front, a gravelled area with established planting leads to a flight of steps rising to the main entrance, while a side pathway provides access to the rear garden. To the rear, a raised terrace offers an ideal space for outdoor entertaining, beyond which a generous lawned garden is framed by mature shrubs and hedging, creating a sense of privacy and tranquillity. Additional steps rise to a further tiered garden area, culminating in a private driveway accessed from Spare Penny Lane. This provides off-street parking and access to a detached garage, fitted with an electric roller shutter door, side window, and a double-glazed door opening onto the garden.

## Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type - Detached

Property Construction – Timber framed with screed and slate roof

Local Authority – Uttlesford District Council

Council Tax – E







Approximate Gross Internal Area  
 142.66 sq m / 1535.57 sq ft  
 (Excludes Garage & Eaves)  
 Garage Area : 16.50 sq m / 177.60 sq ft



Ground Floor

Ground Floor

First Floor

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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