



**Detached: Henham Road, Hamperden End,
Saffron Walden**

**Guide Price
£625,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Three/ Four bedroom, detached property with up to 8 acres of
additional land available.

Offering an accessible location with views over the surrounding
countryside for versatile family accommodation.

Plot extending to 0.35 Acres.

[CLICK HERE FOR DETAILS OF ADDITIONAL LOTS AVAILABLE
ON THIS SITE.](#)

DETAILS

LOCATION

Set within the peaceful hamlet of Hamperden End, Staines Farm is surrounded by open countryside within 6.9 miles of the town of Saffron Walden. Saffron Walden offers access to an array of independent shops, cafe's and includes a number of schools including Saffron Walden County High School. Bishop's Stortford is 12.6 miles of the Property and Dunmow is 9.9 miles from the Property.

Stansted Airport is within 6.9 miles of the Property and the City of Cambridge is within approximately a 45 minutes drive of the property.

The property benefits from excellent transport links with Junction 8 of the M11 within approximately a 23 minute drive, Audley End Train Station is within 30 minutes and Elsenham Train Stations within 10 minutes of the property, offering direct rail line services to London Liverpool Street Station.

Post Code: CB11 3NA

What3Words Reference: ///specifies.stage.stewing

ACCESSIBILITY

Braemar benefits from a right of way access over an existing driveway leading to Henham Road.

DETAILS

LOT 1 - BRAEMAR FARMHOUSE - £625,000

Shaded Yellow on the attached plan.

Braemar Farmhouse is a three/ four bedroom, detached farmhouse with surrounding farmland views, garden and garage accommodation.

The property is accessed via a Right of Way access to Henham Road.

There is oil fired central heating and septic tank drainage.

Extending to approximately 0.35 Ac

Ground Floor

- Entrance Hall: Amtico tiled floor and rear door access to driveway,
- Toilet: Wooden D/G window with obscured glazing, toilet and sink.
- Utility Room: Wooden D/G window overlooking the gardens, built-in laminate cupboards with laminate worktop over, stainless steel sink, Amtico tiled floor and washing machine connections, with access to the garage.
- Kitchen: Wooden D/G window overlooking driveway, Amtico tiled floor, oak fitted units with Corian worksurfaces, Bosch integrated appliances including electric oven with electric hob and extractor fan over and integrated dishwasher. 2 oven AGA, free standing American style Fridge/ Freezer and integrated microwave
- Hallway: Wooden D/G door to the front, 2 x wooden D/G windows, Amtico tiled floor, coat cupboard and understairs storage cupboard with stairway to the first floor.

- Living Room: Multi-aspect with 3 wooden D/G windows, Parquet, wooden floor, brick open fireplace.
- Dining Room: Wooden D/G French Doors to back garden, Amtico tiled floor,
- Sitting Room: Dual aspect with 2 x wooden D/G windows, carpet flooring.
- Study: Wooden D/G window to rear, carpet flooring.

First Floor

- Bedroom 1: D/G wooden window overlooking farmland, carpet flooring, sink and cupboard unit with built-in wardrobe and drawers, built-in cupboard.
- Bathroom: D/G wooden window with obscured glazing, Amtico tiled flooring, heated towel rail, fitted bath with shower over, shower screen, sink and fitted cupboard unit, tiled walls.
- Bedroom 2: Wooden D/G window to rear, built-in sink and cupboard storage units, integrated shelving.
- Bedroom 3: Stepped access, dual aspect with 2 x Wooden D/G windows, carpet, sink and built-in wardrobe and cupboard units with shower cubicle.

Outside

Garage with concrete floor, electric roller shutter door and wooden window.

Gardens laid to grass with mature trees, paved patio and pond area.

LEGAL

LOT 1

The Purchaser of Lot 1 to be responsible for planting the new hedgerows in the Southern garden as shown on plan 0925/01F, dated September 2025 attached to planning consent UTT/25/2887.

The Purchaser and their successors to maintain the hedge in perpetuity.

The Purchaser of Lot 1 to allow access for the owner of Lot 3 to construct the Hammerhead driveway upgrade as per planning consent UTT/25/2887.

A right will be reserved for Lot 1 to lay a drainage outfall pipe over Lot 3, if required.

SERVICES

We understand there is a private water supply and electricity are connected. There is oil fired central heating and private septic tank drainage.

If sold prior to the neighbouring farmyard development, the Purchaser will be responsible for relocating the existing oil tank located on the neighbouring development to within the grounds of Braemar,

The existing septic tank is not compliant, the Purchaser will be responsible for installing a new sewage treatment plant within the grounds of Braemar. An easement would be granted for the new outfall/ soakaway as required at a location to be agreed between the parties.

An easement will be reserved along the driveway for the purchaser to install a new water supply if desired along with any additional services and/ or media.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band F.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

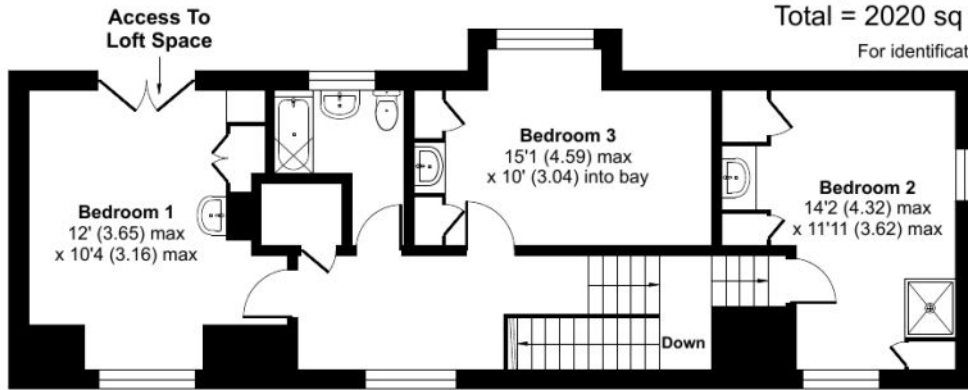
Hamperden End, Saffron Walden, CB11

Approximate Area = 1731 sq ft / 160.8 sq m

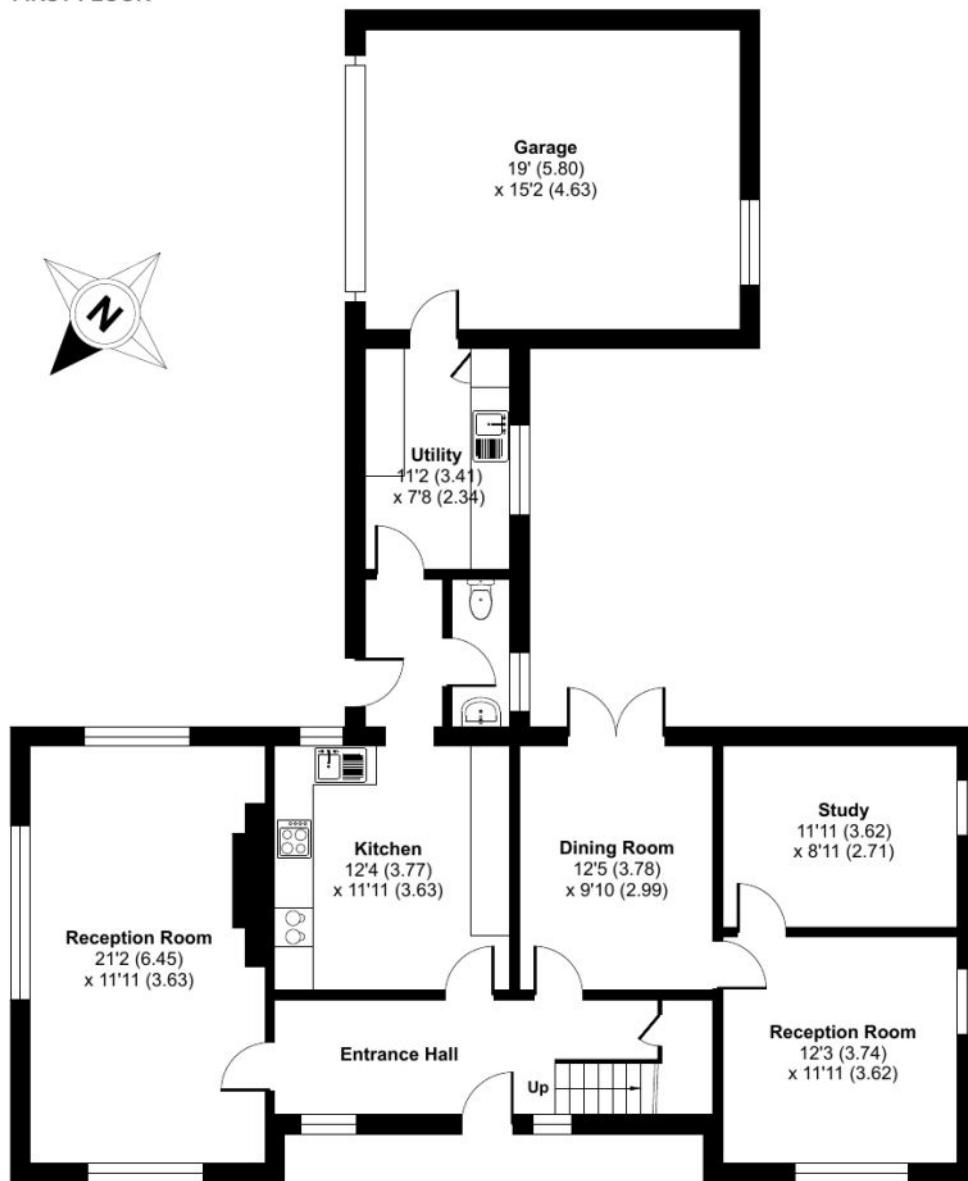
Garage = 289 sq ft / 26.8 sq m

Total = 2020 sq ft / 187.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Whirlledge & Nott. REF: 1410751

