



Southfields, Little Sampford
CB10 2RZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Southfields

Thaxted Road | Little Sampford | CB10 2RZ

Guide Price £725,000

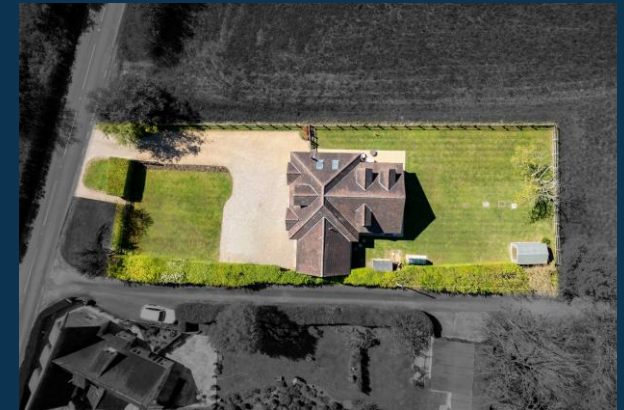
- Four well-proportioned bedrooms, including a ground-floor suite and a principal bedroom with elevated views
- High specification finishes throughout, Brand new boiler.
- Expansive living space featuring a grand sitting room with a modern wood-burning stove and a feature bay window
- Smart, electric car charger
- A stunning rural position in Little Sampford
- Open-plan kitchen and dining area, central island, herringbone flooring, and French doors leading to the garden
- A substantial garage and ample off-street parking
- Planning permission granted for a ground floor, single storey rear extension, ref UTT/25/1466/HHF

The Property

Occupying a charming rural position with views over the surrounding countryside, this immaculately presented four-bedroom detached family home offers a blend of contemporary finishes and spacious, light-filled living. Externally, the property is set within well-maintained gardens and includes a garage and ample off-road parking with the added benefit of planning permission should additional accommodation be required.

The Setting

Nestled in the heart of the North Essex countryside, Thaxted Road in Little Sampford offers a tranquil, rural lifestyle characterized by sweeping views and historic architecture, such as the nearby 12th-century St. Mary's Church. While the immediate vicinity is defined by its peaceful, "get-away-from-it-all" atmosphere and abundance of public footpaths and bridleways, residents are well-served by a network of nearby market towns providing comprehensive amenities. The medieval town of Thaxted is just 3.5 miles away, offering local shops, traditional pubs, and the iconic parish church, while the larger town of Saffron Walden is approximately 7 miles (a 12-minute drive) to the northwest, providing secondary schools, a Waitrose, and diverse leisure facilities like the Saffron Walden Museum. For those commuting or seeking broader travel links, Audley End Station is roughly 9 miles away, offering direct rail services to London Liverpool Street and Cambridge, while London Stansted Airport and the M11 motorway are both conveniently accessible within a 12- to 15-mile radius.





The Accommodation

Upon entering the property, you are greeted by a light and airy entrance hall featuring elegant herringbone flooring that extends throughout much of the ground floor. Double doors lead into a dual-aspect sitting room of generous proportions, centered around a contemporary log-burning stove and filled with natural light from a large bay window.

At the heart of the home lies a stunning, open-plan kitchen/dining room spanning over 25 feet, comprehensively fitted with sleek white cabinetry, wooden work surfaces, and a central island with breakfast bar seating. This social hub provides ample space for formal dining and a secondary seating area, with French doors offering seamless access to the garden and views over the surrounding countryside.

The ground floor is further complemented by a versatile second bedroom featuring its own stunning en-suite shower room and bay window and a practical guest cloakroom.



The first-floor accommodation is accessed via a central landing that leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room featuring a dedicated en-suite shower room and convenient eaves storage. Bedroom three offers a spacious, dual-aspect layout, while bedroom four provides a versatile space ideally suited for a child's room or home office. Serving these bedrooms is a modern family bathroom and a highly practical, upper-floor utility room equipped with additional cupboard space.

Extensive eaves and cupboard storage are cleverly integrated throughout the entire floor to maximize the home's functional footprint

Outside

A sprawling shingle driveway provides extensive off-road parking for multiple vehicles and gives access to an integral garage. A manicured front lawn with a neat flower border frames the approach, while a charming post-and-rail fence offers an uninterrupted view of the rolling fields beyond.

Moving around the side of the house, a timber five-bar gate provides secure pedestrian access to the side garden, where the property's semi-rural character is truly felt.

To the rear, the garden is primarily laid to lawn and well maintained, enclosed by further post-and-rail fencing to maximize the panoramic views across the open countryside. A generous paved patio area sits directly off the kitchen/dining room, creating an ideal setting for al fresco entertaining while enjoying the peaceful, far-reaching vistas.

The outdoor space is completed by a practical timber outbuilding for garden storage and established trees that add a sense of maturity to this picturesque setting.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax – F

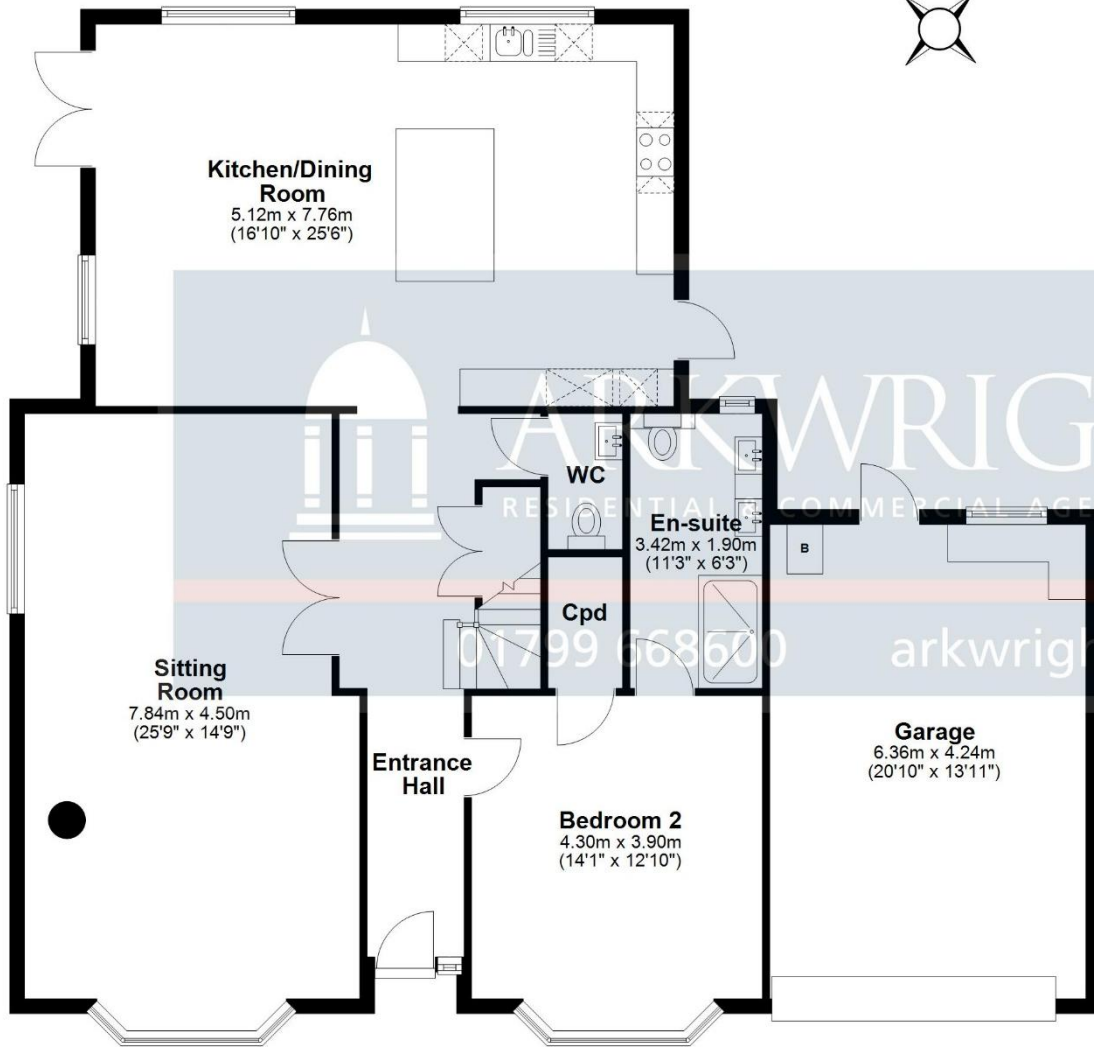






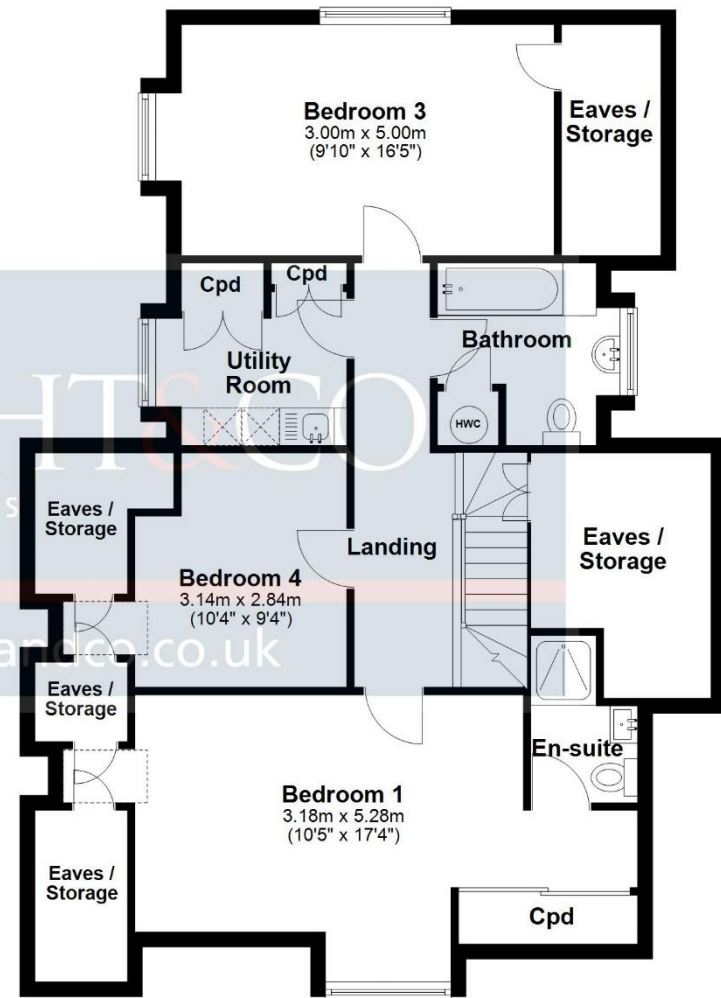
Ground Floor

Main area: approx. 118.9 sq. metres (1279.8 sq. feet)
Plus garages, approx. 27.0 sq. metres (290.1 sq. feet)



First Floor

Main area: approx. 72.4 sq. metres (778.9 sq. feet)
Plus eaves / storage, approx. 18.2 sq. metres (195.4 sq. feet)



Main area: Approx. 191.3 sq. metres (2058.7 sq. feet)

Plus garages, approx. 27.0 sq. metres (290.1 sq. feet)
Plus eaves / storage, approx. 18.2 sq. metres (195.4 sq. feet)

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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