

Maynards Lane, Little Sampford, CB10 2QP

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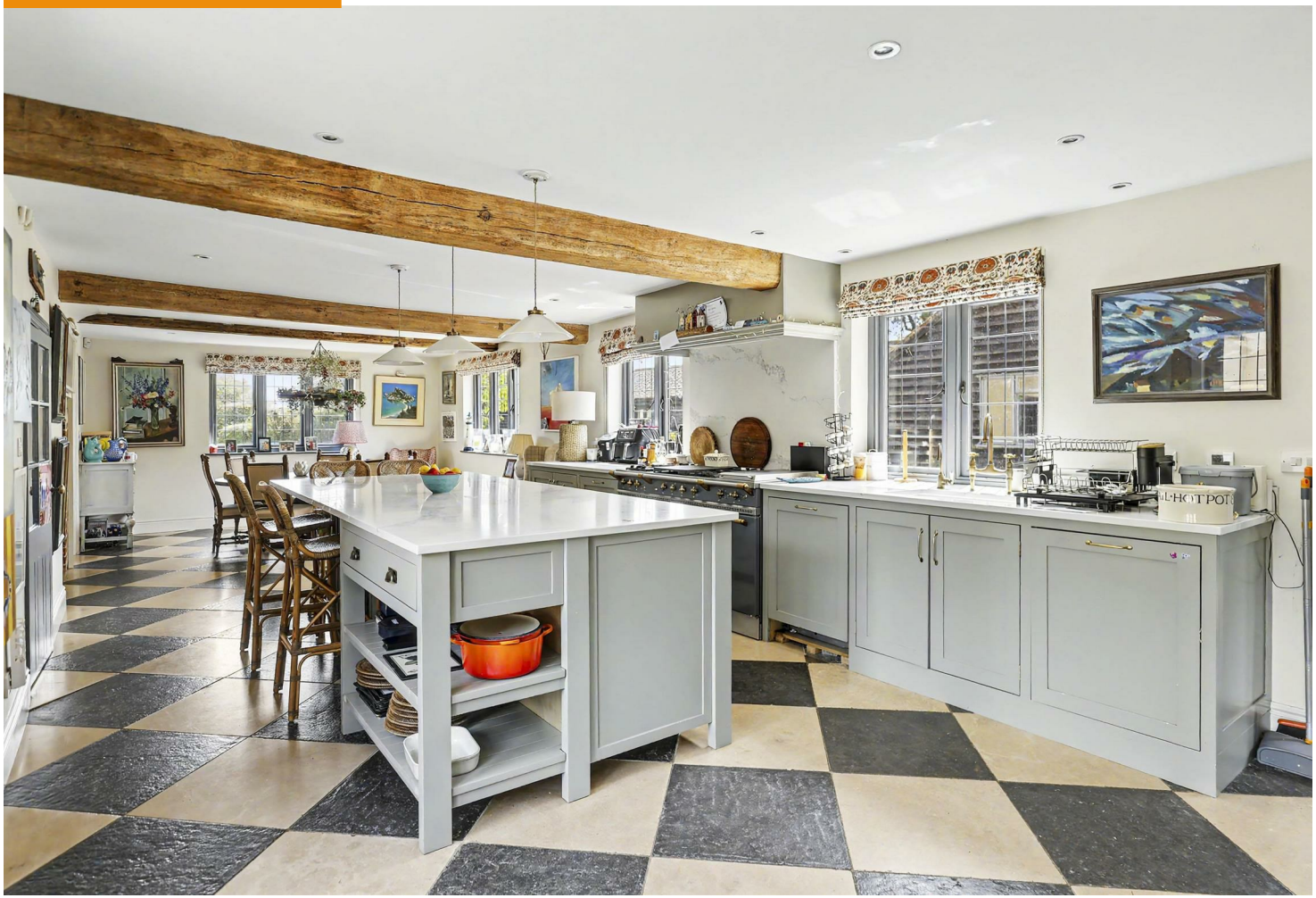
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Maynards Lane

Little Sampford,
CB10 2QP

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Guide Price £1,350,000



- Impressive Grade II Listed farmhouse
- Beautifully appointed living spaces, including an integral annexe
- Accommodation of approximately 4,612 sqft
- Bespoke fitted kitchen
- Set on approaching 5 acres of stunning, mature land
- Idyllic semi-rural setting

A picture-perfect Grade II listed farmhouse dating from 1670 set in a quiet lane. The property enjoys beautifully appointed accommodation together with an integral annexe. The stunning mature grounds approaching 5 acres include a historic moat, formal gardens and entertaining space together with wild flower meadows.









LOCATION

The pretty village of Little Sampford is neighbouring Great Sampford which has a church, Inn and primary school. The historic market town of Saffron Walden is 9 miles distant. The town of Thaxted with village shops, schools, restaurants etc is 4 miles and the University City of Cambridge is twenty miles. Audley End mainline station (London's Liverpool Street) is 12 miles away and Stansted Airport is 13 miles away with a half hour rail link to the City. The market town of Bishop's Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

Maynards is a remarkable Grade II listed farmhouse dating from 1670, in a wonderfully private position on a quiet lane, set in some of North Essex's most picturesque countryside. With an historic moat and approached through smart estate fencing and double gates, the handsome, yellow-painted house is accessed by a gravel carriage driveway lined with pleached lime trees.

With attractive double-gabled elevations, Maynards has been meticulously restored in recent years, creating a fantastic family home. Magnificent period features, including vast inglenook fireplaces, vaulted ceilings, exposed timbers and oak flooring, have been carefully preserved and updated, while there are also thoughtful contemporary additions such as double-glazed Crittall windows, underfloor heating and top-of-the-range appliances. The result is a house of enormous character and atmosphere, which has been balanced carefully between historic charm and modern living.

The kitchen is bespoke built and sees extensive cabinetry, finished in a duck egg blue, with quartz countertops and flagstone flooring. It has been finished to an exacting standard, with underfloor heating and a Lacanche range oven, a large island and a wood burner in a brick fireplace. There is also a walk-in larder and plenty of further storage. Beyond the working part of the kitchen is a smart dining area, which has views over the drive to the front of the house.

From the kitchen is a stunning sitting room, centred around a large inglenook fireplace, with oak flooring and exposed beams, which leads in turn to a study area and then flows to the formal drawing room. This light-filled space sees whitewashed beams and oak flooring, with multiple windows overlooking the gardens and grounds. Complete with another wood burner, this smart space makes the perfect spot for family functions or parties.

The main staircase rises from the study to a spacious landing which is filled with natural light and features a dramatic exposed chimney breast from the fireplace below. The principal bedroom is large and finished in neutral tones, with a smart en suite bathroom. Further bedrooms on this floor are full of charm and character, including a delightful room finished with striking jungle-print wallpaper and another featuring built-in bunk beds and an attractive oriel window overlooking the gardens. There is also a fourth, spacious bedroom on this floor and a family bathroom, as well as a charming, rear staircase which leads down to the sitting room.

Back to the kitchen and through to the other side of the house is further living accommodation and the separate annexe, which was formerly a granary. There is a large laundry room and utility room, as well as a dedicated bar area, accessed from the kitchen. Beyond here, is a large further reception space, again with a woodburner, which is currently used as a children's playroom. From the playroom is the annexe, which sees a functional kitchen and a stunning, vaulted upstairs area with a sitting room, two bedrooms and two bathrooms – perfect for multi-generational living or as a separate guest wing.

Maynards has an historic moat which runs around three quarters of the exquisite gardens and grounds. To the rear of the house is a large terrace which is perfect for entertaining, a separate and extensive vegetable garden complete with a summer house, a formal rose garden with topiary and box hedging and a mature orchard with quince, apple and plum trees. Through a kissing gate is the large meadow, which includes wildlife areas and which is lined by silver birch trees. The gardens provide acres of space for entertaining but also for productive gardening, as well as specimen beech and oak trees. Extending to several acres, the gardens have been thoughtfully designed to combine productivity and biodiversity, while being relatively low maintenance.














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HAPPY AS A CLAM



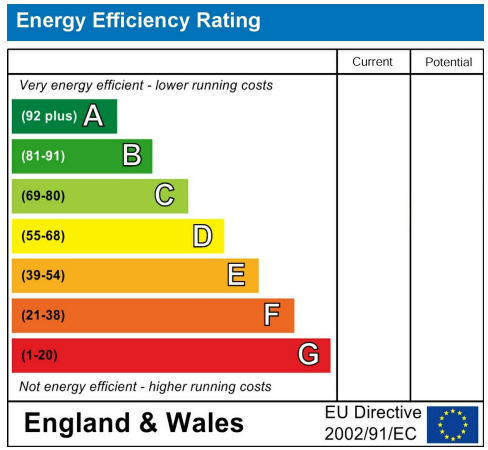














Guide Price £1,350,000
Tenure - Freehold
Council Tax Band - H
Local Authority - Uttlesford

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Maynards

Approximate Gross Internal Floor Area : 428.50 sq m / 4612.33 sq ft
(Excluding Garage & Shed)
Garage & Shed : 67.80 sq m / 729.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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