



Spacious And Light  
Great Sampford | Saffron Walden | Essex

**EH**  
EXQUISITE HOME



## Spacious And Light

Sitting in a vast expanse of beautiful open countryside in northwest Essex, the pretty village of Great Sampford is a typical country community with a local pub, primary school and two churches. There is a cricket club and a playground for children with a zip wire and plenty of open green space. While enjoying all the benefits of a quiet rural location, the village is in the perfect spot for those who need to commute and for all kinds of amenities.

The historic town of Thaxted, founded before the Domesday Book came into being, lies just three miles away and beautiful Saffron Walden, with its bustling market, shops, cafes and delightful mix of ancient buildings is eight miles to the east. The A131 and the M11 run to the east and west of Great Sampford respectively and nearby Audley End station has regular trains going straight into Liverpool Street. The delights of Cambridge are only forty-five minutes away to the northwest.

*"A spacious family home, filled with natural light."*

Set back from the quiet B-road running through the village and protected by a laurel hedge is this well presented detached house, built to the same footprint as the original farmhouse which once stood here. The present owners bought it nine years ago, attracted by its large, family-friendly garden, quiet village location, spacious and flexible interior and proximity to a number of good primary and secondary schools. Their children went to school in Saffron Walden and the owners found all the schools they contacted extremely friendly and welcoming. There are two excellent high schools, one in nearby Saffron Walden and one in Newport, just a

fifteen-minute drive away. The school bus for both goes right through the village. The accommodation in the house is well laid out, spacious and flexible, ideal for comfortable family living. The owners knocked down a wall and built over the garage to create the principal bedroom suite and four good-sized bedrooms. They also put in a new kitchen and replaced the stone terrace at the back. They are currently constructing a large log cabin, fully insulated, plastered and decorated, in the back garden, ideal for a home office or gym.

The house, cream with sage green paintwork, stands at the end of a large drive with lawn on either side, fringed by well-established shrubs and trees. There is enough room for six to seven cars to park as well as a useful sheltered car port in front of the garage, providing shelter from the elements. The front door leads into the spacious hall, floored in high gloss easy clean tiles. To the right is the cosy dining room which is full of happy memories for the owners. They have hosted many Christmas dinners and children's parties in this room and managed to fit in around sixteen 16-year-olds from a Spanish exchange trip one year. Next door at the back of the house is the spacious lounge filled with natural light pouring through the windows and doors that lead out on to the garden. This lovely space has a fireplace with wood burning stove and plenty of room for everyone to relax and enjoy family time together. Looking out over the rear garden is the cosy snug with a wooden floor. When the children were little, it was fitted with floor to ceiling cupboards for toy storage and it could easily be turned back into a playroom or converted into a breakfast room.





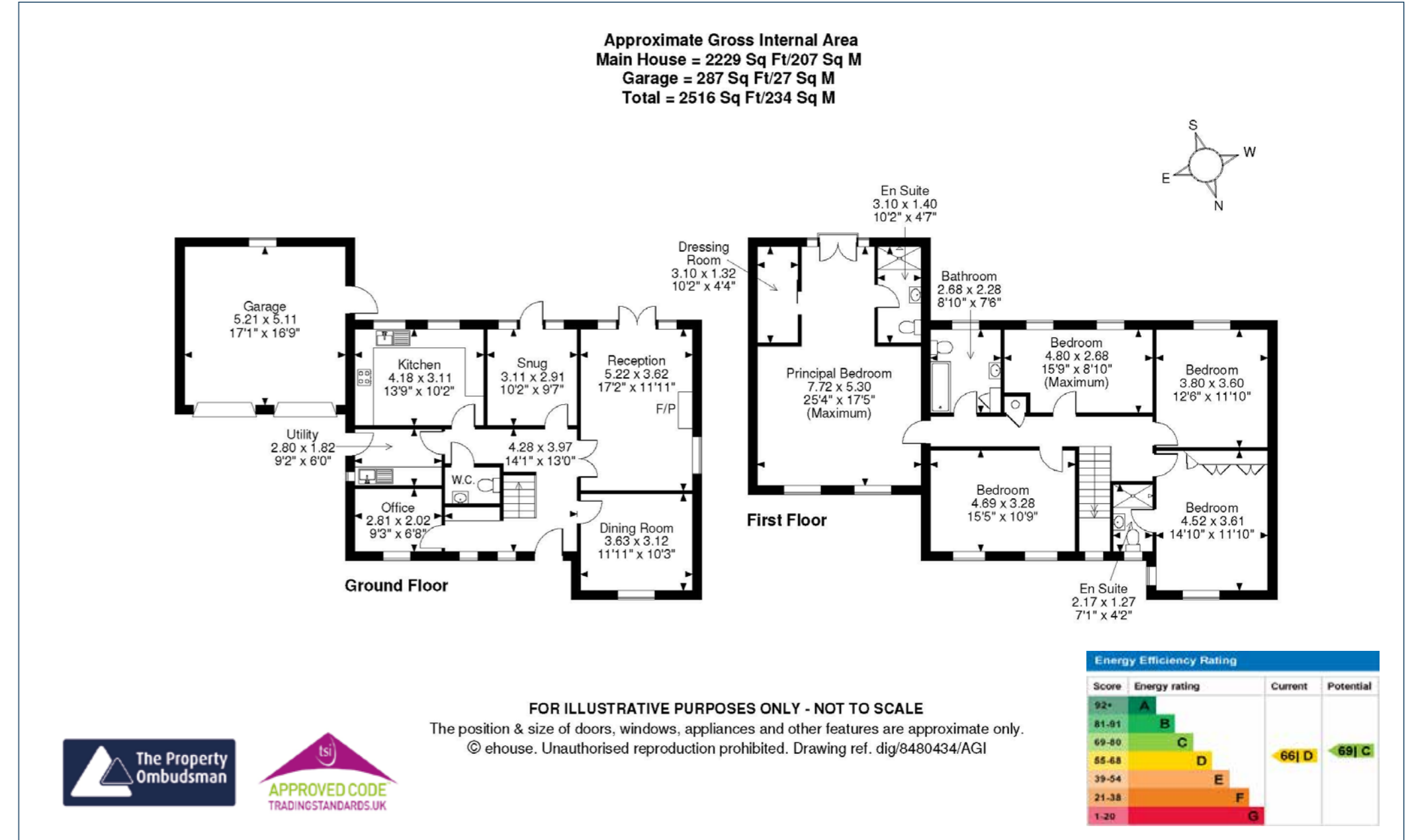
## Spacious And Light

Next door is the farmhouse style kitchen, with pale cream units, granite worktops, recessed ceiling lights and enough room for a table and chairs. It is painted in shades of raspberry and cream giving it a warm and welcoming feeling, enhanced by the beautiful Designers' Guild blinds at the windows. With an integrated dishwasher and under counter fridge, induction hob, double electric oven and plenty of worktop space, this is a warm and cosy hub for keen cooks. The utility room next door gives even more space and storage. Leading off the hall, a small cloakroom can be found and the ground floor accommodation is completed by the office.

*"The first floor has a wonderful flow and offers a well designed layout."*

The staircase rises from the hall to the spacious landing from which radiate five bedrooms and the family bathroom. The present owners have worked hard to transform the first floor into a beautifully configured layout with wonderful flow. The stunning principal suite has the feel of a boutique hotel, with its elegant mulberry and cream walls, Juliet balcony, dressing room and contemporary en suite. It is illuminated with natural light from the two windows at the front and the doors on to the balcony at the back. The sleek en suite shower room has a large walk-in shower, a heated towel rail and mosaic tiles in shades of caramel and beige. There are four further bedroom, all good-sized doubles, one of which benefits from an en suite. The family bathroom is large and well-appointed, painted in an on-trend shade of grey with lovely marine blue tiles behind the bath and mosaic tiles behind the basin in shades of blue and aqua. The rear garden is secluded with an extremely large stone terrace at the back and the rest laid to lawn, accessed via steps down from the terrace. The garden is bordered by mature trees and shrubs, south facing, the terrace is a sun trap and the perfect place to enjoy a coffee and a book or a relaxing glass of wine as the sun goes down. There is a cleverly integrated log store underneath the terrace. The large double garage has power and light and could be converted if desired.

Close to the lovely market town of Saffron Walden with all its amenities, in a pretty village location and with plenty of space and flexibility, this much-loved family home offers a multiplicity of opportunities for anyone who is fortunate enough to live in it.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No. 10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

EH  
EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

[www.exquisitehome.co.uk](http://www.exquisitehome.co.uk)