



8 Homebridge, Great Sampford
CB10 2SB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 Homebridge

Great Sampford | Essex | CB10 2SB

Offers In Excess Of £500,000

- Detached property with four double bedrooms and family bathroom
- Principle bedroom with ensuite shower room
- A feature sunroom with superb views over the rear garden
- Good size kitchen and sperate utility room
- Detached single garage and off road parking
- Fantastic, countryside views
- Located in the heart of the village
- EPC: D
- Council Tax Band: E

The Property

A superb, four-bedroom, detached family home ideally located in the heart of the village of Great Sampford. The property benefits from a garage, off road parking and rear garden overlooking farmland.

The Setting

The property is located in the heart of the picturesque village of Great Sampford, which has an award-winning primary school, local pub/Italian restaurant, 2 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

In detail, the property comprises of a good size reception hall with built in storage, stairs rising to the first floor and a ground floor cloakroom with a W.C and wash hand basin. The kitchen/breakfast room is a real hub of the home which has been fitted with a matching range of eye and base level units with worksurface over and inset sink. Integrated appliances include fridge, dishwasher, microwave, oven and electric hob with extractor fan above. A peninsula provides additional storage, preparation space and seating area. The utility room is fitted with matching units with space for a freezer and plumbing for a washer/dryer. In addition, it houses a boiler for oil fired central heating. A good size sitting





room benefits from sliding doors into the feature sun room, with bi folding doors onto the patio area, floor to ceiling glass and two rooflights. The dining room can be accessed via the kitchen and sitting room with window to side aspect.

The first-floor landing has doors leading to four bedrooms, family bathroom and access to the boarded loft with lighting. The principal bedroom has a window to the side aspect overlooking the garden and countryside beyond, and an ensuite shower room, comprising of wash hand basin and shower enclosure. Bedroom two is a dual aspect, double bedroom. Bedroom three is a double bedroom with window to side aspect and built in storage. Bedroom four is a double bedroom with window to front aspect. The family bathroom comprises of a panelled bath with rain shower over, W.C and wash hand basin.

Outside

The property is set in a cul-de-sac, with a detached garage with up-and-over-door and off-road parking for two vehicles. The rear garden can be accessed via a side gate leading to the superb, patio area, ideal for al fresco dining and outdoor entertaining. The majority of the garden is laid to lawn with an ornamental pond, backing onto farmland.



A timber shed benefiting from mains power, is set to the right of the garden with an additional seating area. To the rear of the garden has a further seating area with wonderful views over adjoining countryside.

Services

Oil fired central heating. Electric, water and mains drainage is connected.

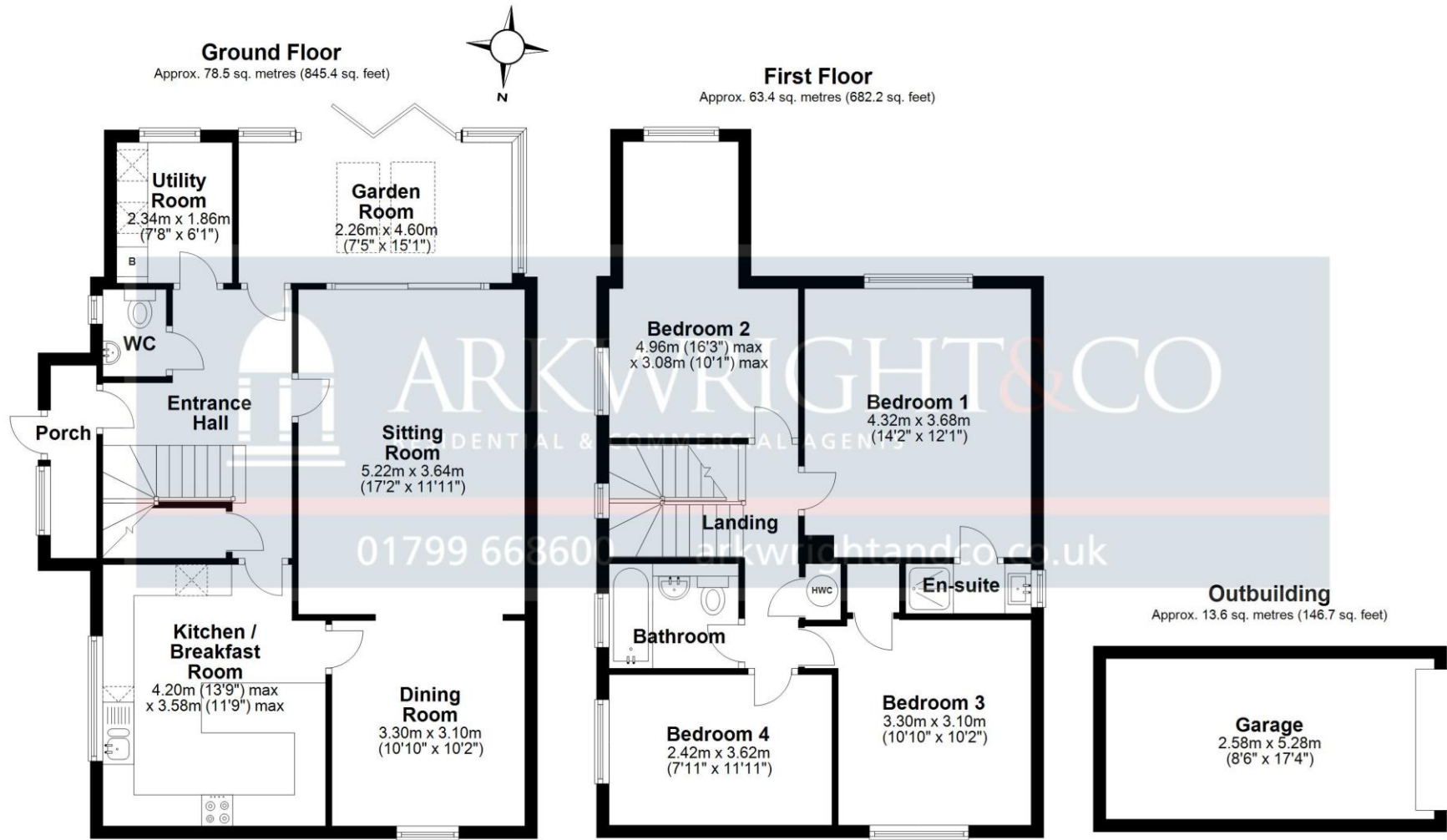
Local Authority

Uttlesford District Council

Council Tax

E





Total area: approx. 155.5 sq. metres (1674.2 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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