

An aerial photograph of a large, two-story house with a light cream-colored exterior and a brown tiled roof. The house features a prominent bay window with a small gabled roof on the front facade. Several multi-paned windows are visible on both levels. The property is surrounded by lush green trees and a well-maintained lawn. A paved driveway leads to the right side of the house. In the background, a dense line of trees and a green field are visible under a blue sky with light clouds.

EH

EXQUISITE
HOME

SPECTACULAR SURROUNDINGS

Nestling in the beautiful open countryside of northwest Essex, the pretty village of Great Sampford is a typical country community with houses scattered around the village green, a local pub, primary school and two churches. There is a well-supported cricket club and football club and a playground for children with a zip wire and plenty of open green space.

Pretty, tranquil and close knit, the village is also ideal 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. Bustling Cambridge is only forty-five minutes away to the northwest.





On a quiet lane and set within a generous plot of just over three and a half acres is this large detached family home which was built in 1994 on the site of a previous bungalow. The present owners bought it brand new, attracted by the surroundings amongst the unspoiled open countryside with a byway running past, ideal for rambles, dog walks and horse riding. The location is tranquil and rural but close enough to Saffron Walden and Thaxted to give access to all the amenities required. Since moving in, they have double glazed all the windows, added a small front porch, fenced in the paddocks and redecorated throughout, transforming the property into a smart, inviting family home. A quiet lane runs past the front of the house which has a large front lawn, a shady silver birch and a hedge. The drive leads to a parking area and round to the back garden. The glass porch has plenty of room for hanging coats and stowing shoes and leads directly into the entrance hallway. To the left is the generous dual aspect lounge, flooded with light and with a handsome brick fireplace as its focal point. In winter, it is warmed by a wood burner, making everything cosy. With its lovely views and spacious proportions, it is the perfect family room and has played host to many Christmases, New Year celebrations and parties over the years, with up to eight guests staying overnight in its versatile accommodation.

A pair of double doors from the hallway lead into the spacious dining room which can comfortably seat 12 around the table and is excellent for entertaining. There is also a useful hatch to the kitchen which is in the farmhouse style with a tiled floor, solid wood cabinets and an integrated electric oven with induction hob. There is also space for a table and chairs, ideal for informal family dining or kitchen suppers. Next door is a good sized utility room with a second sink and more storage, particularly helpful when entertaining. The ground floor accommodation is completed by a smart three piece shower room.



“The kitchen is large enough for informal kitchen suppers and offers beautiful views over the gardens...”



Versatile Accomodation...

The staircase rises from the hallway up to the generous landing which has enough room for bookcases and small pieces of furniture. It is flooded with light and could accommodate a small desk and chair for working from home or homework for children and teenagers. The dual aspect principal bedroom benefits from a smart, contemporary en suite shower room and delightful views out over the surrounding countryside. There are four further double bedrooms, any one of which would make an ideal guest room. One is presently being used as a home office, ideal for anyone who has to work from home. The large, spacious four piece family bathroom has a bath with a tiled surround and a walk in shower.



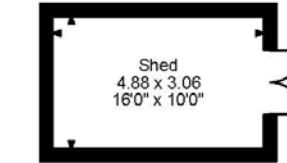
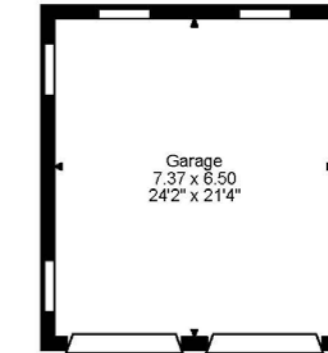
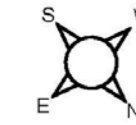
LOCATION

This lovely family home stands in the most charming grounds all surrounded by the open Essex countryside. To the rear is a large patio, ideal for al fresco dining, parties and barbecues. The rest of the garden is mainly laid to lawn planted up with mature shrubs and flowering perennials. There are several well established and fruitful greengage trees, a Victoria plum and damson and apple trees, plus plenty of wild sloes and blackberries in the hedges which can be picked in the autumn. The garden has huge potential – there are three fenced paddocks each with their own water supply currently used for grazing. If desired, they could be let out as an additional income stream. The garage has power and light and there is a large shed, perfect for storage.

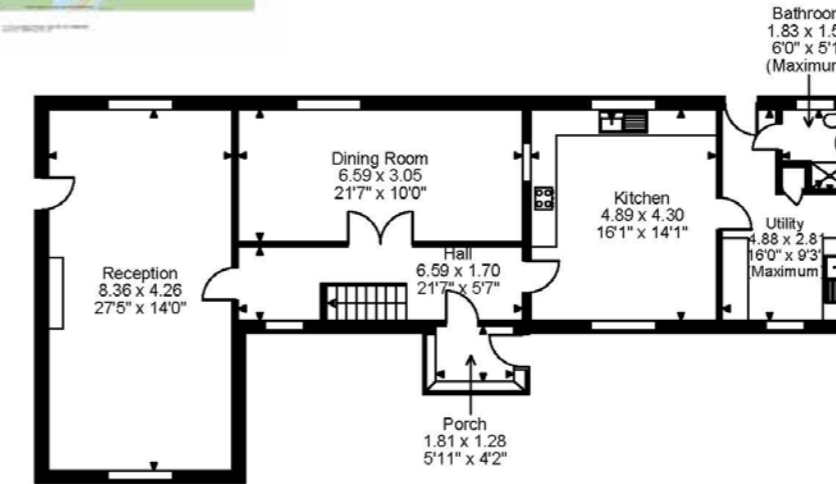
Nearby Thaxsted has a thriving Friday market, shops and a doctor's surgery while historic Saffron Walden has a wide choice of independent shops, cafes and restaurants, a market, several primary schools and a much sought-after high school. Set in open countryside in a delightful North Essex village, with off street parking, generous garden and paddocks and an exceptionally versatile interior, this elegant family home is bursting with potential.



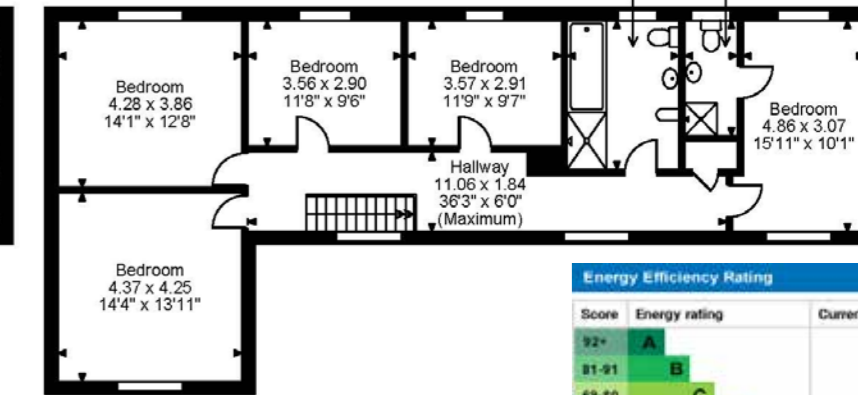
Approximate Gross Internal Area
Main House = 2285 Sq Ft/212 Sq M
Garage = 516 Sq Ft/48 Sq M Shed
= 161 Sq Ft/15 Sq M
Total = 2962 Sq Ft/275 Sq M



Bathroom En Suite
 3.46 x 2.59 2.66 x 1.22
 11'4" x 8'6" 8'9" x 4'0"



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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.



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