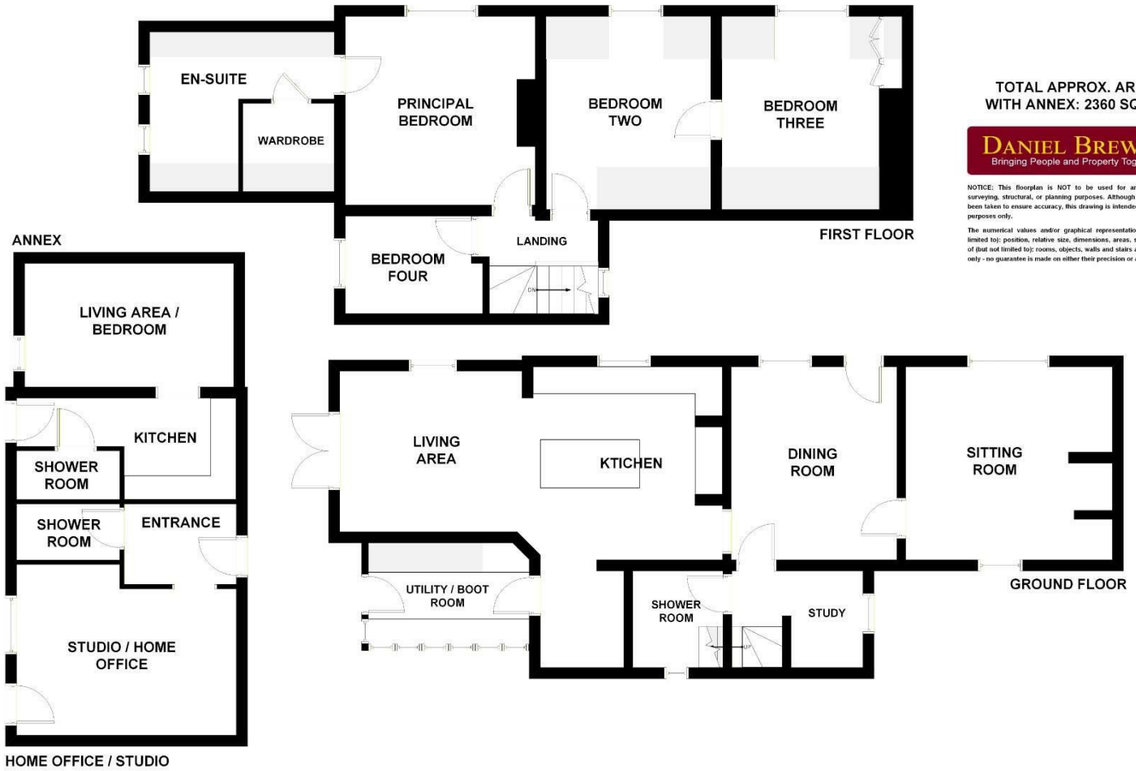

TOTAL APPROX. AREA WITH ANNEX: 2360 SQ.FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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MAYNARDS LANE, LITTLE SAMPFORD, SAFFRON WALDEN, ESSEX, CB10 2QP

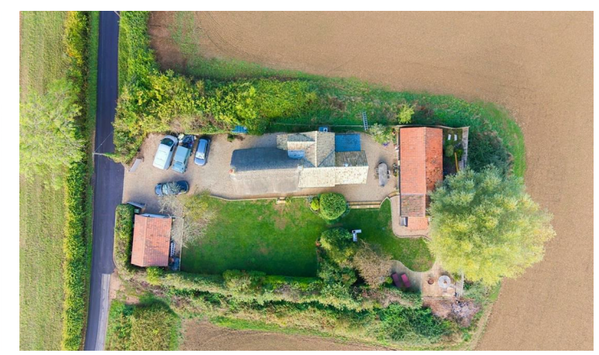
£850,000

MAYNARDS LANE
LITTLE SAMPFORD
SAFFRON WALDEN
ESSEX
CB10 2QP

Set within approximately one third of an acre, tucked away off a quiet country lane and surrounded by open countryside, this impressive four-bedroom detached Grade II Listed country home offers an exceptional blend of period charm and modern living.

Beautifully combining character features with a thoughtfully designed contemporary layout, the property provides both warmth and practicality for family life.

Externally, the home continues to impress with garaging, ample driveway parking, secluded gardens, a self-contained annexe, and a versatile home office/studio — ideal for remote working, guests, or multi-generational living.



Bedroom Four
11'9" x 6'10" (3.6m x 2.1m)
Window to side aspect, access to loft storage area, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Home Office/Studio With Shower Room
Accessed via timber doors, with laminate flooring throughout, the annex has an Entrance Lobby (2.5m x 1.7m), Shower Room (2.3m x 1.2m) and a studio/home office (4.5m x 3.9m) with windows & door to rear aspect.

Annex
Via a separate timber door to rear aspect is a Kitchen (4.8m x 2.3m), Shower Room (2.3m x 1.2m) and Living Area/Bedroom (4.6m x 3.0m) with window to rear aspect.

Single Garage & Driveway Parking
Single garage with double doors & external roofed storage area, gravel driveway parking for five vehicles.

Gardens
The property is approached from the side by a gravel driveway with a single garage, the gravel flooring extends creating a path around the property & a entertaining seating area to the side, to the front of the property is a laid to lawn area enclosed by a small brick skirting, with matures trees and hedges throughout, the leads round to a wooden decked seating area. The plot is enclosed by wood panel fencing & various mature hedges.

- **Four Bedroom Detached Country Home**
- **Approximately A Third Of An Acre**
- **Garaging With Driveway Parking**
- **A Self Contained One Bedroom Annexe**
- **Home Office/Studio**
- **Idyllic Location Surrounded By Open Countryside**
- **Grade II Listed With A Wealth Of Period Features**
- **Modern Living Layout**
- **2360 Square Feet Of Accommodation**
- **Internal Viewing Advised**

Dining Room
13'9" x 12'1" (4.2m x 3.7m)
Solid timber front door with window to front aspect, double glazed timber windows to front aspect, exposed timbers, space for dining table, wall mounted radiator, stoned tiled flooring, wall mounted light fixtures, various power points. Opening into Kitchen. Doors to Sitting Room & Inner Hallway.

Sitting Room
15'1" x 13'9" (4.6m x 4.2m)
Double glazed timber windows to front & rear aspect, flued wood burner fireplace with brick surround, exposed timbers, wall mounted radiator, stoned tiled flooring, wall mounted light fixtures, various power points.

Kitchen
13'9" x 13'1" (4.2m x 4.0m)
Open plan Kitchen/ Living Area layout, window timber to front aspect, various base and eye level units with quartz worksurfaces over, AGA cooker with two hotplates surrounded by exposed brickwork, integrated dishwasher, integrated fan oven with four ring induction hob, single unit butler sink with mixer tap, central island unit with breakfast bar seating for two people, space for American style fridge freezer, feature down lighting, stone tiled flooring, inset spotlights, various power points. Door to: Boot Room.

Living Area
13'5" x 11'9" (4.1m x 3.6m)
Fully glazed French doors to side aspect, timber window to front aspect, exposed brickwork, flued log burner, exposed timbers, wall mounted radiator, stone tiled flooring, inset spotlights, various power points.

Utility/Boot Room
11'9" x 7'2" (3.6m x 2.2m)
Timber door to side aspect, timber windows to rear & side aspect, various storage cupboard spaces, stone tiled flooring, inset spotlights.

Inner Hallway
6'10" x 6'6" (2.1m x 2.0m)
Carpeted stairway to first floor landing, stoned paved flooring, inset spotlight. Opening to study. Door to Shower Room.

Study
9'2" x 6'10" (2.8m x 2.1m)
Window to side aspect, exposed timbers, wall mounted radiator, stoned paved tiled flooring, inset spotlight, various power points.

Bathroom
Frosted window to rear aspect, four-piece suite, low level WC, oval bath with mixer tap, walk-in shower with rainfall head, sliding glass door and hand held attachment, vanity wash hand basin with low level storage and mixer tap, stoned paved tiled flooring, partially tiled walls, inset spotlights.

First Floor Landing
7'2" x 5'10" (2.2m x 1.8m)
Window to side aspect, carpeted stairway with wooden post and rail timber banister and balustrade, carpeted flooring, ceiling mounted light fixture. Doors to: Principal Bedroom, Bedroom Two, Bedroom Four.

Principal Bedroom
13'9" x 13'5" (4.2m x 4.1m)
Window to front aspect, exposed timbers, exposed brickwork, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

En-Suite
Window to side aspect, four-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, oval bath with separate taps, walk in glass shower with rainfall head and handheld attachment, exposed timbers, wall mounted radiator, tiled flooring, inset spotlights, extractor fan. Door to walk-in Wardrobe .

Bedroom Two
13'9" x 12'1" (4.2m x 3.7m)
Window to front aspect, exposed timbers, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Door to Bedroom Three.

Bedroom Three
14'1" x 13'1" (4.3m x 4.0m)
Window to front aspect, in-built wardrobes, exposed timbers, exposed brickwork, wall mounted radiator, carpeted flooring, inset spotlights, various power points.