

Tindon End, Great Sampford, CB10 2RX

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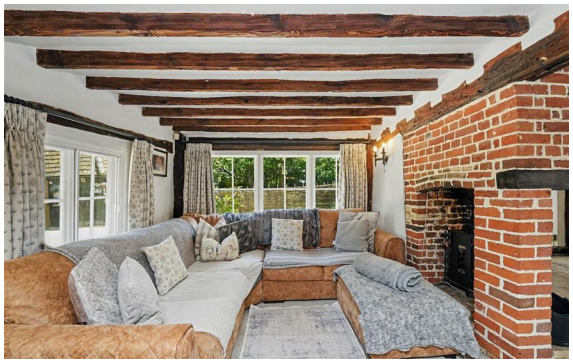
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Offers In Excess Of



- Opportunity to purchase additional land, incorporating equine land and manège
- Opportunity to purchase a barn with planning permission to convert to a 4 bedroom bungalow
- Beautiful, semi-rural location
- Stunning detached Grade II Listed residence
- Numerous character features
- Approximately 0.6 of an acre
- Extensive garaging and private driveway

A beautiful, Grade II Listed house set in a rural location. The property boasts a number of original features and enjoys stunning, mature gardens, together with an extensive garage block. There is additional land available by separate negotiation for equine interest.






LOCATION

Tindon End is a pretty hamlet, situated on a no-through road around one mile from the village of Great Sampford. Set on a hill, it has wonderful views over the surrounding Essex countryside. It is located approximately 9 miles from Saffron Walden and 4 miles from Thaxted. 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 Bishops Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

GROUND FLOOR

ENTRANCE HALL
Accessed via a solid oak door with an oak framed porch over. Open plan to the sitting room and door to:

STORE/BOOT ROOM
A versatile room with windows to the rear and side aspects, together with a glazed oak stable door providing access to the garden and outdoor space. Fitted with a range of units with work surface and butler sink and a large walk-in storage cupboard with hanging space and shelving.

SNUG
A dual aspect room with windows two aspects creating a good level of natural light and enjoying pleasant views over the garden and pond.

SITTING ROOM
A beautiful, atmospheric room with windows to three aspects, exposed original timber framing and fireplace with exposed brickwork and inset stove.

DINING ROOM
Window to the front aspect overlooking the garden, exposed timber framing, oak flooring and solid oak doors to adjoining rooms. Doors to two staircases rising to the first floor.

KITCHEN/BREAKFAST ROOM
The kitchen is fitted with a range of handmade units with stone worktop, twin bowl butler sink, integrated dishwasher and Esse range cooker, space for American style fridge freezer, built-in pantry cupboard, natural stone flooring and exposed timbers. Windows to three aspects enjoying views over the garden.

UTILITY ROOM
Fitted cupboards, worktop space with butler sink, space for washing machine and tumble dryer and windows to two aspects and oak glazed stable door providing access to the terrace and garden beyond.

SHOWER ROOM
Comprising walk-in shower enclosure, vanity wash basin and low level WC.

FIRST FLOOR

LANDING
Exposed timbers and window to the rear aspect.

BEDROOM 1
Windows to two aspects overlooking the garden, an impressive vaulted ceiling with exposed timbers and exposed brick chimneybreast. Built-in wardrobe and door to:

EN SUITE
Comprising large shower enclosure, low level WC, wash basin, marble tiled flooring, exposed timbers and window to the rear. Door returning to the landing.

BEDROOM 2
Window to the front aspect, vaulted ceiling with exposed timbers and built-in wardrobe.

BEDROOM 3
Window to the front aspect with views over the garden, exposed timbers.

BATHROOM
Comprising deep free-standing bath, vanity wash basin, low level WC, high ceiling, exposed timbers and window to the front aspect.

BEDROOM 4
Window to the front aspect, high ceiling, exposed timbers and built-in wardrobe.

BEDROOM 5
Window to the rear aspect overlooking the garden, exposed brick chimneybreast and built-in wardrobe.

OUTSIDE
The property is set in a stunning rural location within a lane, enjoying a mature plot of approximately 0.6 of an acre. Accessed via a pair of electric oak gates, in turn leading to a gravelled driveway providing extensive off-street parking and access to the garage block, comprising 4 bays with a store room addition, EV charging point and log store to the rear. The gardens are a particular feature of the property, mainly laid to lawn with an abundance of mature trees, well-stocked flower and shrub borders, natural stone pathways and terrace with an adjoining pond and willow tree. To the back of the garden is a further terrace with a covered entertaining space.

ADDITIONAL LAND
The Promap displayed shows the land included in the sale (for illustrative purposes only).
There is an opportunity to acquire additional land and equestrian facilities by separate negotiation. There is also opportunity to purchase the neighbouring stable block by separate negotiation. This plot has approved Planning Permission to erect a 3/4 bedroom dwelling, ideal for multi-generational living. Contact agent for further details.

AGENT'S NOTES
- Tenure - Freehold (Current Title to be split)
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Timber framed with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2454.17 sqft
- Parking - Two garages, double bay cart lodge and private driveway

UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank
- Heating - Oil fired boiler with radiators and wood burner
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

- Flood risk - Very low
- Listed – Grade II Listed
- Conservation Area – No
- Planning Permission – Approved planning to convert the neighbouring stable/barn to a 4 bedroom dwelling

Please note, like many period listed homes, the property contains some low doorways and areas where head height is restricted.

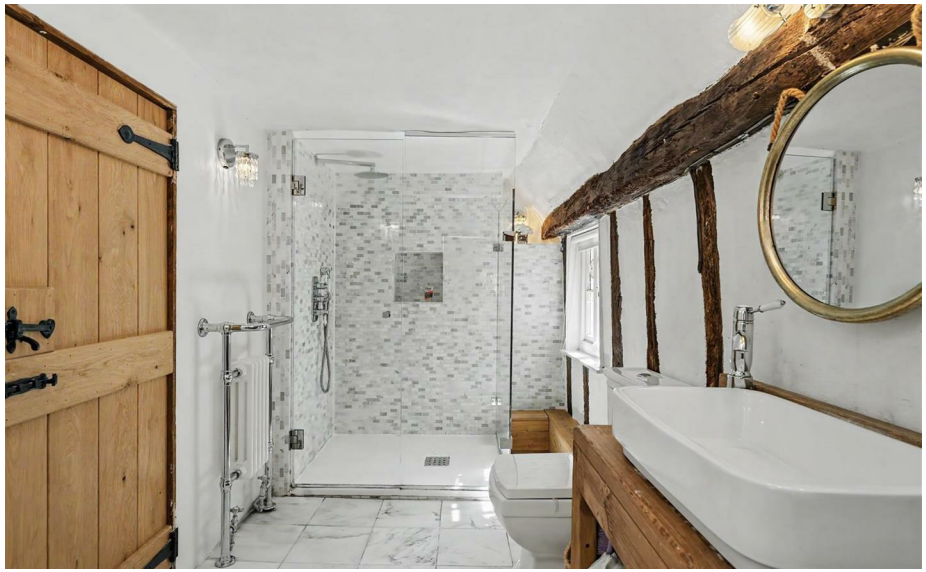














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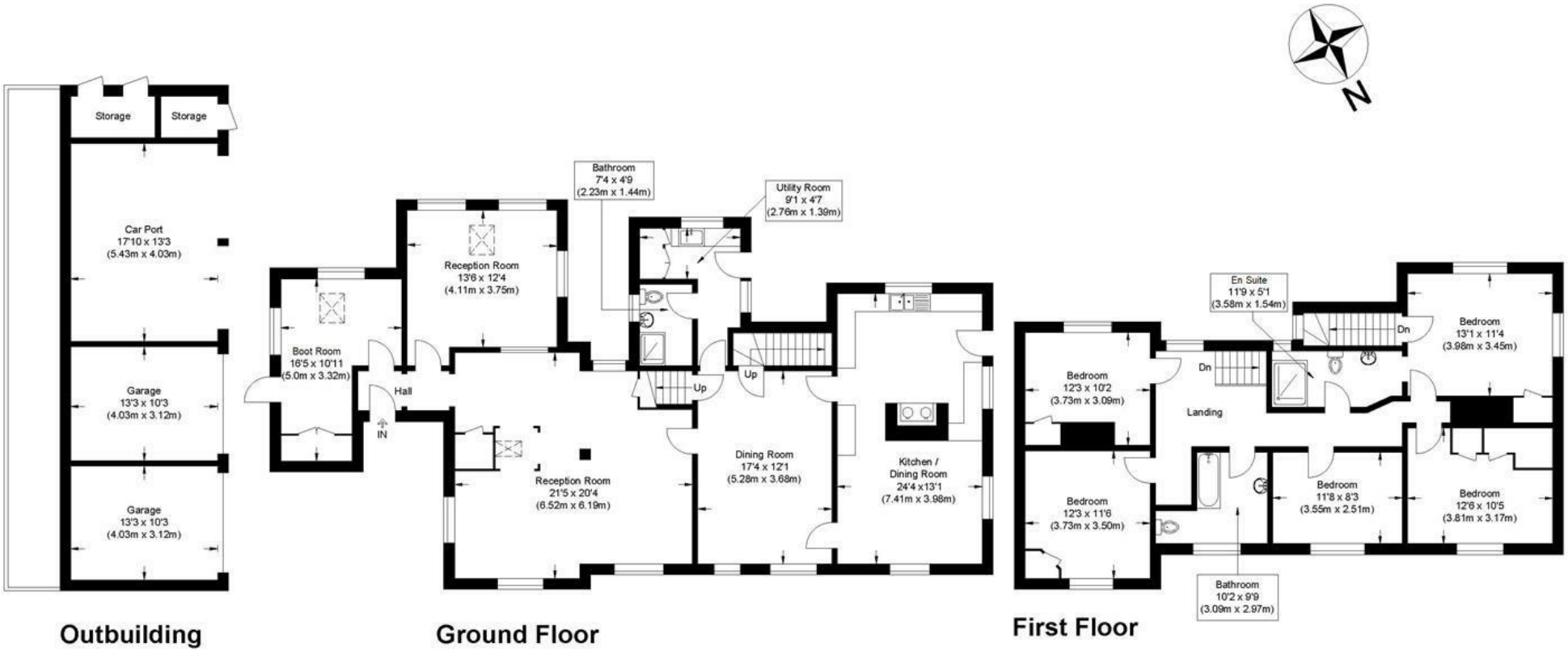


Offers In Excess Of £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

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Collins Cross

Approximate Gross Internal Floor Area : 228.0 sq m / 2454.17 sq ft
(Excluding Garage / Car Port / Storage)
Outbuilding Area : 53.50 sq m / 575.86 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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