



Sampford Road, Thaxted, CM6 2FE

**CHEFFINS**

# Sampford Road

Thaxted,  
CM6 2FE

- Modern, detached home
- Well-balanced accommodation over 3 floors
- Spacious kitchen/breakfast room
- Principal bedroom with dressing room & en suite
- Detached double garage with studio/annexe above
- Beautifully landscaped, enlarged garden

A modern, detached family home offering well-proportioned accommodation over three floors. The property benefits from a beautifully landscaped rear garden and a large double garage with self-contained office/studio over.

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**Guide Price £700,000**





## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor and oak flooring which extends through to the adjoining reception rooms.

### CLOAKROOM

Comprising low level WC and pedestal wash basin.

### SITTING ROOM

A dual aspect room with window to the front aspect and French doors to the rear providing views and access to the garden. Fireplace with marble hearth and surround and inset wood burner.

### DINING/FAMILY ROOM

Window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with solid wood work surfaces, incorporating central island, stainless steel sink unit, space for range style gas cooker with extractor fan over, integrated dishwasher and washing machine and space for free-standing American style fridge freezer. Ceramic tiled flooring, windows to the rear aspect and French doors to the side providing access and views to the rear garden.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor and doors to adjoining rooms.

### PRINCIPAL BEDROOM

Window to the rear aspect and door to:

### DRESSING ROOM

Fitted with wardrobes with sliding doors.

### EN SUITE

Comprising double shower enclosure, wash basin, low level WC and heated towel rail. Obscure window to the rear aspect.

### FAMILY BATHROOM

Suite comprising panelled bath with shower over, low level WC and pedestal wash basin. Tiled flooring and obscure window to the front aspect.

### BEDROOM 4

Window to the front aspect.

### BEDROOM 5

Window to the rear aspect.

## SECOND FLOOR

### LANDING

Window to the rear aspect and doors to adjoining rooms.

### BEDROOM 2

Window to the rear aspect.

### BEDROOM 3

Window to the rear aspect, access to the loft space and storage cupboard housing the hot water system for the solar panels.

### BATHROOM

Suite comprising panelled bath, low level

WC and wash basin. Tiled flooring and Velux window.

## OUTSIDE

To the front of the property is a driveway providing off-street parking for several cars and access to the detached double garage with annexe above. The current owner has purchased an additional parcel of land to enlarge the original garden. Adjoining the rear of the property is a natural stone paved terrace which is ideal for al fresco entertaining, in turn leading to a lawned garden with mature hedging and shrubs and a pergola and childrens' play area. A pathway with sleepers leads to a further outdoor entertaining space with pizza oven and a contemporary garden structure which houses the hot tub, offering protection from wind and weather.

## DOUBLE GARAGE

Twin timber door for vehicular access, window and personal door to the side aspects. An external staircase leads up to:

## HOME OFFICE/STUDIO

A spacious home office/studio offering a multitude of uses, with windows to either side aspects, kitchenette and cloakroom.

## VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £700,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford





Approximate Gross Internal Area  
 169.62 sq m / 1825.77 sq ft  
 (Excludes Garage / Annexe & Outbuilding)  
 Garage/ Annexe Area 64.73 sq m / 696.74 sq ft  
 Outbuilding Area 10.39 sq m / 111.83 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

