



Finchingfield Road, Great Sampford, CB10 2RL

CHEFFINS

Finchingfield Road

Great Sampford,
CB10 2RL

4 2 4

Guide Price £625,000

- Detached
- No onward chain
- Open plan kitchen/diner
- Landscaped garden
- Driveway parking
- Versatile office/studio
- Four bedrooms

An attractive and versatile detached four bedroom family home set in an favourable position within this sought-after village. The property offers stylish and well proportioned accommodation, landscaped garden with a detached studio together with driveway parking and EV charging point. Offered chain free.





LOCATION

The highly regarded village of Great Sampford has its own highly-rated primary school, popular pub/Italian restaurant, children's recreation ground, tennis court, cricket pitch and two churches. The nearby market town of Saffron Walden offers excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure facilities. Audley End mainline station offering a commuter service into London's Liverpool Street and good access to road networks including M11. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.

GROUND FLOOR

SNUG

Entrance door and feature log-burner with exposed brickwork, built-in corner storage cupboard, tiled floor and double glazed window to the front aspect. Door to:-

LIVING ROOM

Double glazed window to the front aspect, open fireplace (currently not in use), staircase rising to the first floor, double doors into:-

KITCHEN/DINER

Open plan space which has been recently re-fitted and features a variety of base and eye-level units, complemented by worktops and tiled flooring, a ceramic sink unit and integrated appliances. It boasts an oven with grill, built-in combination microwave, a four-ring induction hob with extractor and splashback tiles, a dishwasher, built-in washing machine and space for a freestanding fridge-freezer. Light floods in through double-glazed windows at the front and side, along with bi-folding doors leading to the garden. The orangery-style roof includes an internal window overlooking an additional family room/reception room.

FAMILY ROOM

Obscure double glazed window to the side aspect, storage cupboard underneath the staircase.

STUDY/BOOT ROOM

Double glazed window to the rear aspect and double glazed door leading into the garden.

CLOAKROOM

Comprising ceramic wash basin, low level WC, obscure double glazed window to the side aspect.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect with views of the garden, exposed timbers and doors to adjoining rooms.

BEDROOM TWO

Dual aspect with double glazed windows to the side and rear and a pair of built-in wardrobes.

BATHROOM

Recently re-fitted and comprising a circular wash basin with glass splashback and vanity cupboard beneath, walk-in shower unit with tiled wall, free-standing bath tub, low level WC, heated towel rail, part-panel wall and obscure double glazed window to the side aspect.

BEDROOM THREE

Dual aspect with double glazed windows to the front and rear, built-in desk, exposed timbers.

BEDROOM ONE

Double glazed window to the front

aspect with a range of exposed timbers, feature Victorian fireplace, built-in double wardrobe with shelving,

BEDROOM FOUR

Double glazed window to the front aspect.

SHOWER ROOM

Comprising walk-in shower unit, tiled walls, heated towel rail and built-in storage cupboard.

OUTSIDE

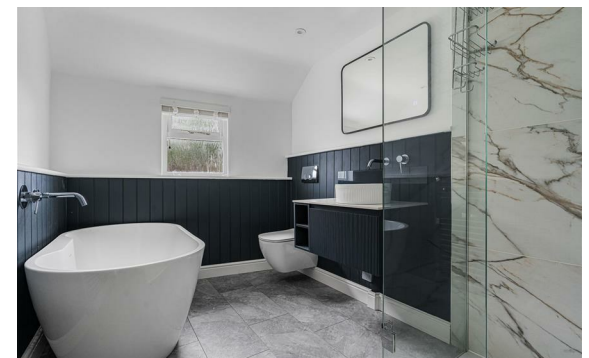
Concrete steps lead to the front door with driveway parking for two vehicles and EV charging point. Gated side access leads to the rear garden which features a part-patio area and a raised brick flower bed with a mixture of shrubs and flowers. Stairs lead to the remainder of the garden which is part-block paved with artificial turf and mature hedgerows bordering to one side. Further patio steps lead to the garden office/studio/gym.

GARDEN OFFICE/STUDIO/GYM

A very versatile space with underfloor heating throughout and fitted with bi-folding doors to the front aspect and doors on either side leading to additional rooms which have floor to ceiling double glazed windows to the front aspect and obscure double glazed windows to the side aspect.

VIEWINGS

By appointment through the Agents.

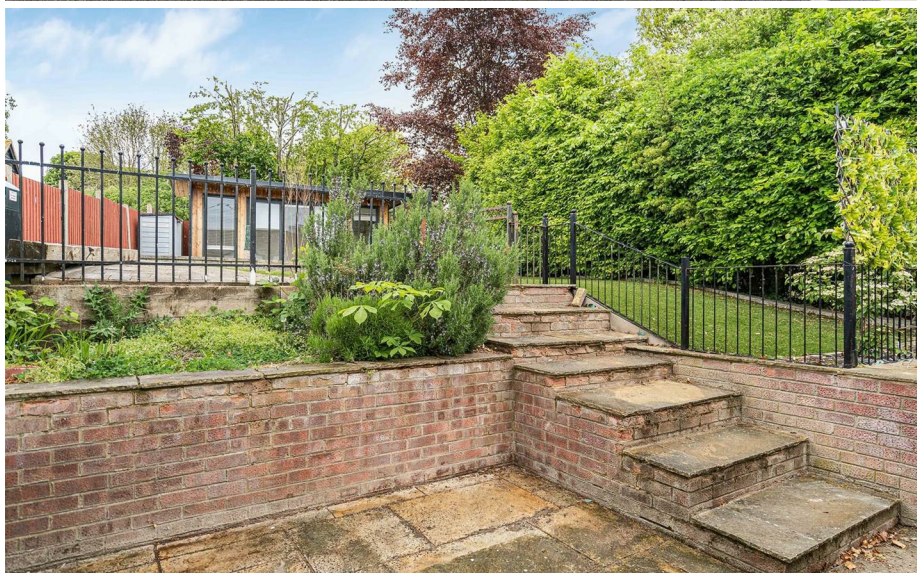




Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £625,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Uttlesford



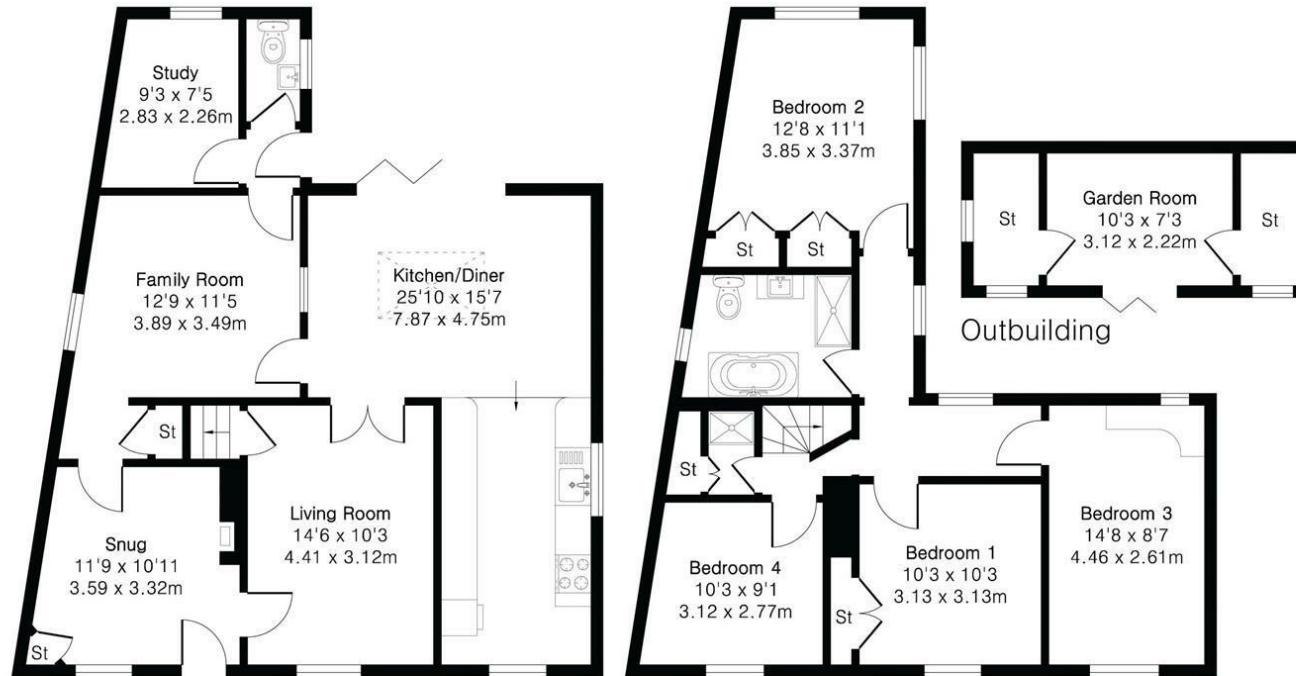


**Approximate Gross Internal Area 1515 sq ft - 141 sq m
(Excluding Outbuilding)**

Ground Floor Area 850 sq ft – 79 sq m

First Floor Area 665 sq ft – 62 sq m

Outbuilding Area 132 sq ft – 12 sq m



Ground Floor

First Floor

[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.

