



Churchside, High Street
CB10 2RJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Churchside

High Street | Great Sampford | CB10 2RJ

Guide Price £550,000

- A charming Grade II listed, 2/3 bedroom property
- Abundance of character and original features
- Substantial mature, enclosed garden
- Off road parking & double tandem garage
- Secondary double glazing throughout
- EPC: N/A / Council Tax Band: F

The Property

A truly wonderful and unique detached Grade II listed period property occupying a prime location sitting in a generous plot with a delightful garden overlooked by the magnificent St Michael's Church. The property is situated in the heart of the village of Great Sampford. This beautiful and rarely available home is an amalgamation of at least 2 cottages believed to date from the 17th Century retaining a number of period features, together with a tandem garage and west facing garden.

The Setting

Churchside is located in the heart of the popular and picturesque village of Great Sampford which has an award-winning primary school, local pub, 2 churches, a recreation area for children, a tennis court and a cricket pitch. For more extensive shopping facilities, the market town of Saffron Walden is within 7.5 miles or alternatively Gt Dunmow is within 10 miles to the South. London Commuters are particularly well served by road or rail with services to London's Liverpool Street from Audley End Station about 51minutes. The M11 (Junction 8) is within 14 miles providing access to Stansted Airport and the M25.

The Accommodation

In detail the property comprises a light and airy entrance hall with window to front aspect, parquet flooring, and doors to the adjoining rooms. The spacious dual aspect dining room benefits from exposed timbers and brickwork. There are two radiators and a door leading to the kitchen. Fitted with a matching range of base and eye level units with wood worksurfaces over incorporating a sink/drain unit, electric oven and induction hob with extractor over, integrated





dishwasher, washing machine and fridge. There is a large window to the rear aspect and door leading to the rear garden. A superb dual aspect sitting room with a feature inglenook fireplace, log burner, hand carved wall cabinet and exposed timbers.

Bedroom one is a large double bedroom with window to rear aspect, radiator and door to the bedroom three /Dressing room with large window to rear aspect, fitted wardrobe and radiator. Bedroom two is a double bedroom with window to rear aspect and radiator. The family shower room comprises double walk-in shower, W.C, hand wash basin, fitted storage cupboard and radiator.

Outside

The gardens are a particular feature of the property, to the side is a driveway providing off road parking for two vehicles, further, access to the tandem double garage with up and over door, roof storage, power and light, window and personal rear door. The rear garden is predominantly laid to lawn with mature trees and shrubs. Two patio areas,



one with pergola provide ideal spaces for al fresco dining and outdoor entertaining. There are superb views to the rear over open fields.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

F



Approximate Gross Internal Area
93.25 sq m / 1003.73 sq ft
(Excludes Garage)
Garage Area 25.52 sq m / 274.69 sq ft
Total Area 118.77 sq m / 1278.42 sq ft

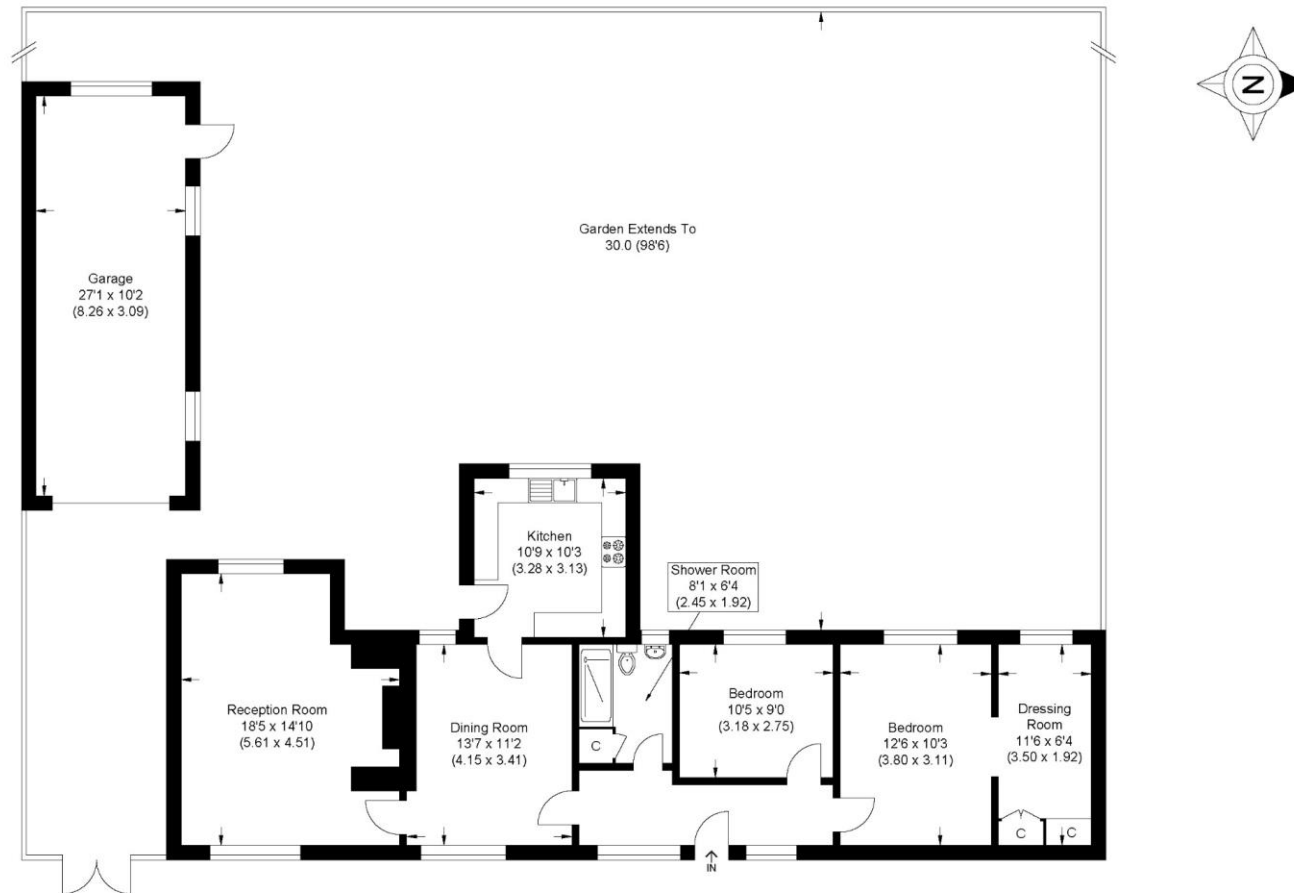


Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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