



Walnut Tree Barn, Maynards Lane
CB10 2QP



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Walnut Tree Barn

Maynards Lane | Little Sampford | CB10 2QP

Guide Price £1,195,000

- An impressive, Grade II listed, six-bedroom property which is beautifully finished throughout
- Accommodation extending to approximately 3325 sqft
- Principal bedroom suite with dressing room and ensuite shower room
- Sitting in a generous plot of 0.64 acres
- Double carport with off road parking for several vehicles
- Idyllic location with uninterrupted countryside views
- EPC: N/A
- Council Tax Band: G

The Property

A truly stunning six-bedroom barn, meticulously converted by the current owners in 2021 and finished to the highest of standards, situated in the most idyllic location. In addition, the property sits on a wonderful plot with double carport and enviable countryside views.

The Setting

Walnut Tree Barn is situated on the edge of the beautiful village of Great Sampford, which benefits from a variety of local facilities as well as having a highly regarded local primary school, sports facilities and a local pub. A full range of shopping facilities are available at Thaxted, Saffron Walden or Great Dunmow. For those travelling to London, commuter services are available at Audley End and Stansted Mountfitchet serving London Liverpool Street and the M11 (J8) provides access to London and the M25, whilst Stansted Airport lies just 12 miles away.

The Accommodation

In detail, the property comprises of a superb entrance hall opening into the living room with floor to ceiling glass, with views over the stunning countryside and internally the oak staircases with glass balustrades and exposed beams. An opening to the right leads into a family room with cloakroom comprising W.C and wash hand basin. The open plan living area is the real hub of the home with a dual aspect kitchen fitted with an extensive range of two-tone units with quartz worksurface and undermounted 1 ½ bowl sink unit incorporated. Integrated appliances include a dishwasher, space for an American style fridge/freezer, and electric range master cooker. A central island/ breakfast bar provides additional





preparation space. The dining area is filled with natural light from floor to ceiling glass with door leading the to rear garden and staircases leading to the first floor, an additional reception area also benefits from windows to rear aspect and log burner.

Leading off the family room is a hallway filled with natural light from windows to front aspect and patio doors leading onto the front garden whilst providing access to four bedrooms, family bathroom and utility room. Fitted with a matching range of base level units with worksurface over and sink unit incorporated. There is space and plumbing for washing machine and tumble dryer and patio doors lead into the rear garden. The principal suite is a wonderful room with two windows to front aspect, dressing room and ensuite shower room comprising W.C, wash hand basin, heated towel rail and shower enclosure. Bedrooms four, five and six are all double bedrooms with windows to rear aspect. The superb family bathroom has a freestanding bath with shower attachment over, W.C, heated towel rail and wash hand basin.



The first floor has two bedrooms, accessed via independent staircases from the ground floor, bedroom two is a dual aspect room with Velux window and ensuite shower room. Comprising W.C, wash hand basin, shower enclosure and heated towel rail. Bedroom three is a double, dual aspect room with Velux window. The ensuite comprises W.C, wash hand basin, shower enclosure and heated towel rail.

Outside

The property is accessed via a gravel driveway providing ample off-road parking and double bay cart lodge. There is a small

lawned area with shrub borders and gate leading to the property. The front, gravelled garden is a charming area with a variety of established trees and shrubs with space for outdoor seating and timber shed. The generous rear garden is partly enclosed by the historic moat and laid predominantly to lawn with vegetable patch and greenhouse to one corner. In addition, a patio area provides an ideal space for outdoor entertaining.

Services

Mains electric is connected, LPG fired heating, private water supply via a borehole and drainage is via a private treatment plant.

Local Authority

Uttlesford District Council

Council Tax

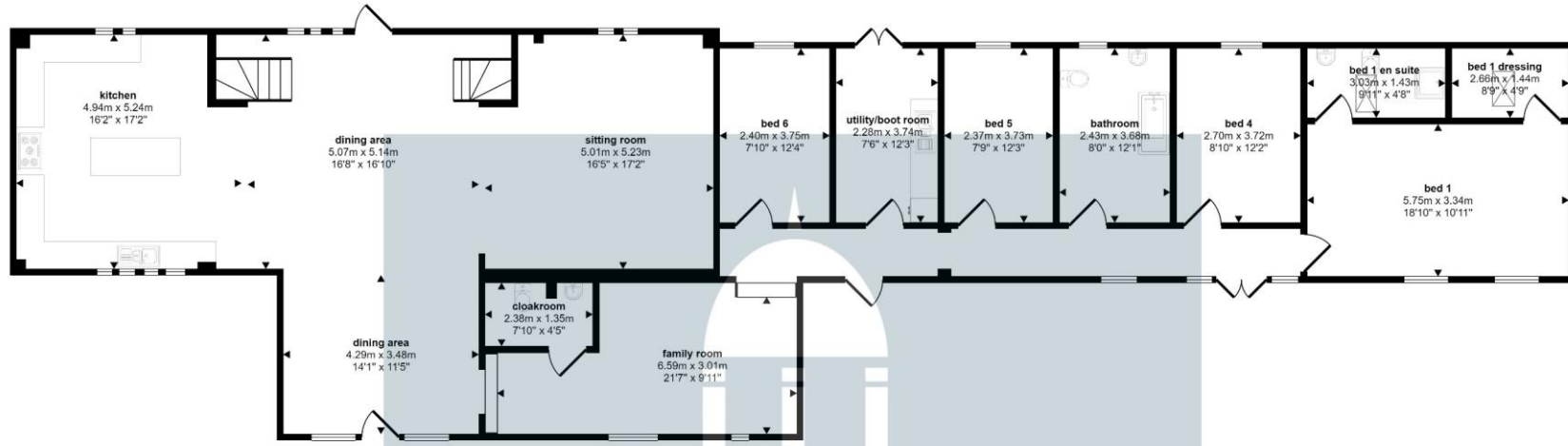
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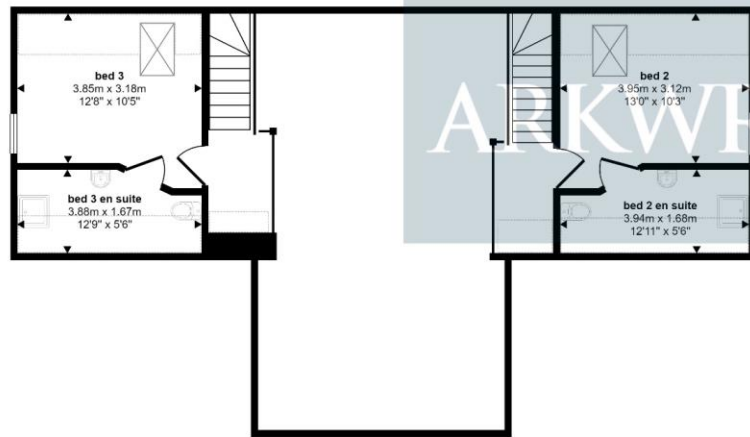




Approx Gross Internal Area
309 sq m / 3325 sq ft



Ground Floor
Approx 213 sq m / 2297 sq ft



First Floor
Approx 96 sq m / 1028 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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