



Long Parish High Street, Great Sampford Saffron Walden **Freehold**

Key Features

3 1 D E

- Beautifully presented
- Three reception rooms
- Gorgeous west facing garden with fantastic countryside views
- Dining room, living room and conservatory
- Kitchen, utility room and downstairs cloakroom

Beautifully refurbished and thoughtfully improved throughout, this attractive three-bedroom home offers a wonderful combination of contemporary style, generous living space and an enviable rural setting. Presented in excellent condition and enjoying a lovely feeling of light and space, the property is ready to move straight into. The entrance porch provides access to a downstairs cloakroom and leads through to the attractive dining room. This inviting space creates a natural connection between the principal reception areas, with access through to both the living room and kitchen. The impressive living room is a particularly lovely space, enjoying excellent natural light and featuring doors opening directly onto the

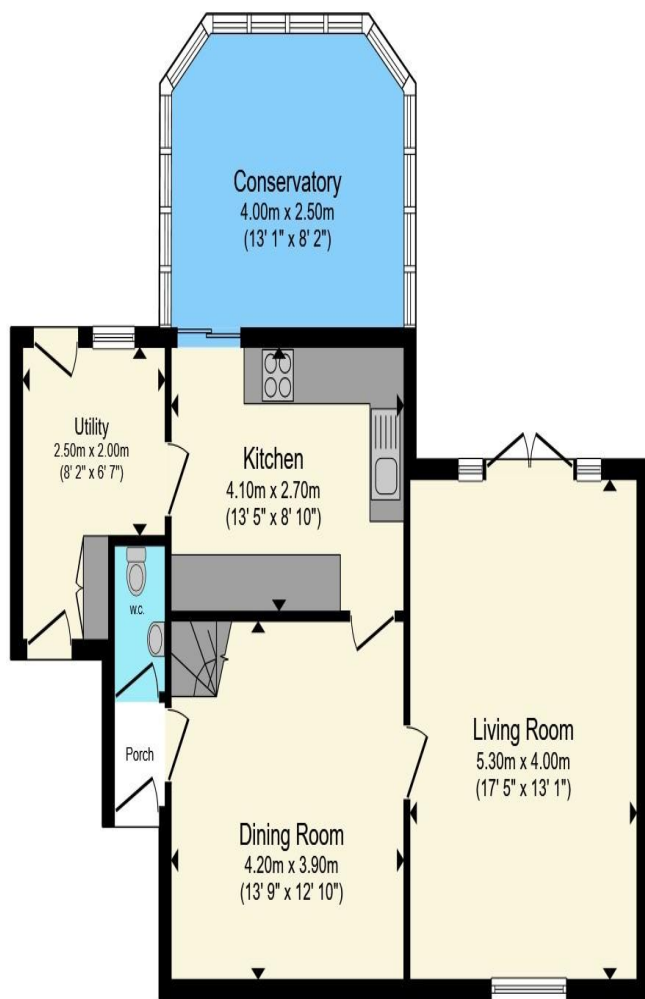


rear garden. The well-equipped kitchen provides ample storage and workspace, with a door leading through to the conservatory, creating useful additional living space and a pleasant connection with the garden. There is also access to a utility room.

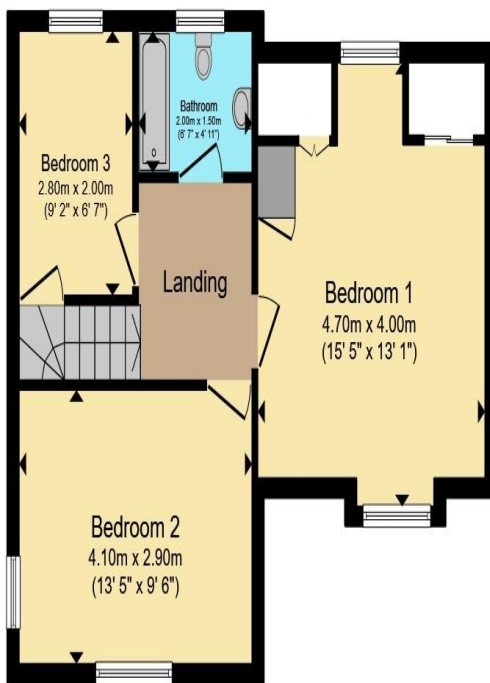
Upstairs, there are three well-proportioned bedrooms served by a stylish modern family bathroom, providing comfortable accommodation for families, couples or those looking for additional space to work from home.

There is further opportunity to extend the property without impacting on the large garden and subject to the normal planning regulations plus potential to build on the field again subject to planning permission. Outside, the rear garden is a real highlight. Generously proportioned, enclosed and enjoying a desirable westerly aspect, it provides an excellent space for entertaining, relaxing and enjoying the afternoon and evening sunshine. The garden backs directly onto the surrounding countryside, creating a wonderful sense of openness, and being in an elevated position provides stunning views over horse grazing and agricultural land. The





Ground Floor



First Floor

Total floor area 114.9 sq.m. (1,237 sq.ft.) approx

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property also comes with its own field with a variety of fruit trees including apple, pears, plum and medlar tree in addition to a walnut tree. Plus there is also a grape vine, blackberries, gooseberries, loganberries and raspberries. There is a large workshop with workbench and shelving with plenty of space for storing a ride-on mower, too (it has double doors providing great access). There is also a garden shed which is perfect for storing garden tools. The field can be accessed by three pedestrian gates from the garden, and a five-bar gate from the road.

To the front, there is driveway parking. The property also has a garage, both of which providing excellent practicality. Situated in the sought-after village of Great Sampford, this beautifully presented home combines the charm of village living with a stylish and ready-to-move-into interior. With its generous accommodation, superb garden and uninterrupted countryside outlook, this is an appealing home that is sure to attract considerable interest. The picturesque village of Great Sampford has its own village school, well regarded inn and parish church plus there are lots of country walks within the surrounding countryside. The village is within easy reach

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