Little Clarks
Thaxted Road, Little Sampford, Essex, CB10 2SA

A charming period house set in this idyllic, semi-rural location
A charming period house set in this idyllic, semi-rural location with views over open countryside on all sides

- Partially thatched, not listed and set in a beautiful location
- Planning has been granted for a substantial extension
- Lots of character with exposed beams and open fireplaces
- Wonderful panoramic views over open countryside
- Charming landscaped, mature gardens of just over 1 acre with air source heated swimming pool
- Detached garage block offers potential for conversion to an annex
- Off road parking for several vehicles
The entrance lobby has a walk in boot room and leads to a semi open plan snug with feature fireplace, inset wood burning stove and doors onto the garden.

The kitchen has a good range of wall and base units, an integrated Heritage range stove and space for a table. Just off here there is a separate utility area and guest cloakroom. Adjacent to the kitchen is a dining room, with an open fireplace and patio doors. This leads into a TV / family room. The main drawing room offers a wonderful dual aspect over the gardens and another fireplace. Some of the ground floor rooms have underfloor heating.

Moving upstairs there is a panoramic aspect over the surrounding countryside from the landing windows and you will find six bedrooms, all of which are a decent size, a family bathroom and a separate shower room. The master bedroom has a dressing room and en suite shower. Bedroom six is currently being used as a study.

On the outside, Little Clarks has grounds of just under 1.1 acres with a lovely selection of shrubs, flowers and specimen trees dotted amongst various lawn areas. A patio wraps around the back of the house with a further paved seating area near the outdoor pool, which is air source heated and has a summer house next to it. A byway crosses part of the garden, and across this you will find a detached garage / studio annex. This building has potential for conversion, subject to planning. There is more lawn here, with an array of solar panels which provide an income – further details available on request. There is a 7KW electric car charging point at the front of the house.

Agents note: Planning permission has been granted under Uttlesford UTT/16/1923/HHF. This is for the erection of single storey extension incorporating a two bay garage.

Local Info
Little Sampford is a small and attractive hamlet situated to the south east of Great Sampford and is surrounded by open countryside. Local facilities are available at nearby Finchingfield or Thaxted, which provide day to day shopping, a primary school, sports and social clubs, public houses and restaurants. There is a well regarded primary school at Great Sampford and a number of private schools in the area including Felsted, Dame Johanne Bradbury's in Saffron Walden, The Leys, St Faith's and The Perse amongst others in Cambridge.

Further shopping facilities are available at Saffron Walden or Great Dunmow. Commuter services are available at Audley End Station to London Liverpool Street and the M11 (Junction 8) provides access to London and the M25.
Directions
From the market town of Thaxted take the B1051 which is signposted towards the Sampfords. Follow this road for about half a mile. The turning for Little Clarks is on a bend, to the right hand side, look out for the name plate on a post – the house is at the end of the lane.

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

FLOORPLANS

Approximate Area = 302.8 sq m / 3259 sq ft (Excluding Void)
Garage = 15.9 sq m / 171 sq ft
Boiler Room / Studio Annex = 15 sq m / 161 sq ft
Total = 333.7 sq m / 3591 sq ft
Including Limited Use Area (13.7 sq m / 147 sq ft)

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Energy Performance Rating

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