

Broadfields

Great Sampford, Essex CB10 2RY



A substantial, beautifully presented and modern family home set in idyllic grounds of around 7.3 acres with outbuildings offering a variety of potential uses.

savills

Broadfields

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Set in magnificent parkland style gardens surrounded by open countryside

Enjoying a private and quiet position yet accessible to local facilities

Various outbuildings include a large detached barn/ potential offices

Fabulous outdoor entertainment areas with koi pond and covered pergola

Substantial open plan kitchen/living area

Scope for either an internal or external self contained annex if needed

Modern high specification finishes throughout

Potential chain free sale



Broadfields is a substantial family home set on the fringes of the popular villages of Great and Little Sampford. It is surrounded by open countryside with some magnificent views and enjoys wonderful sunsets to the West.

Internally, the house has been extensively remodelled and modernised by the current owners to provide flexible and family friendly accommodation. This is largely centered around a large open plan kitchen/family/living area with a range of custom built wall and base units, island unit and integrated high end appliances including a Quooker hot water tap, induction hob, double ovens with a plate warmer. This room enjoys a triple aspect over the gardens enveloping the house with bi-folding doors onto a decked seating area. Just off the kitchen there is a pantry.

There are three further reception rooms including a drawing room with wood burning stove, a large study and a third reception which could be used as a TV room. There is a guest cloakroom, a walk in coats cupboard and at one end of the house a boot room/utility room, adjacent to which is a fourth room, currently used as a dining room but which could provide a ground floor bedroom if required.

Upstairs, there are five bedrooms, two of which have en suite bathrooms, with the master in addition having a walk in dressing room and enjoying some panoramic countryside views. The three further bedrooms share a family bathroom with shower.

On the outside, the house is set in mature and partly landscaped gardens with paddock areas and meadows totalling around 7.3 acres. There are various fruit trees dotted around the garden and to the back of the house, there is a covered seating area and various decked spots from which to enjoy the view including a custom built covered pergola set in over a Koi pond, which provides an all year round entertainment and dining space.

Within the grounds, there are various outbuildings including a wood store, a tractor shed and a large partly converted barn which provides excellent storage space and a mezzanine office space for independent working. Finally, there is a flat lawned area that could be used as a grass tennis court. A large detached garage has double roller shutter doors with an additional side car port. The house itself is set behind a recently landscaped carriage driveway frontage with a bonded resin finish with neatly kept flowerbeds interspersed.



Location

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

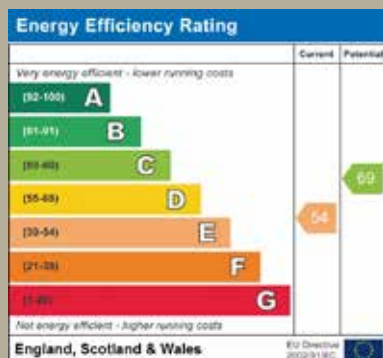
From the market town of Thaxted take the B1051 which is signposted towards the Sampfords. Just before Great Sampford turn left into Tindon End Road and follow this road for about half a mile. Bush Road is on your left – head along this road and Broadfields will be on your left hand side.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



FLOORPLANS

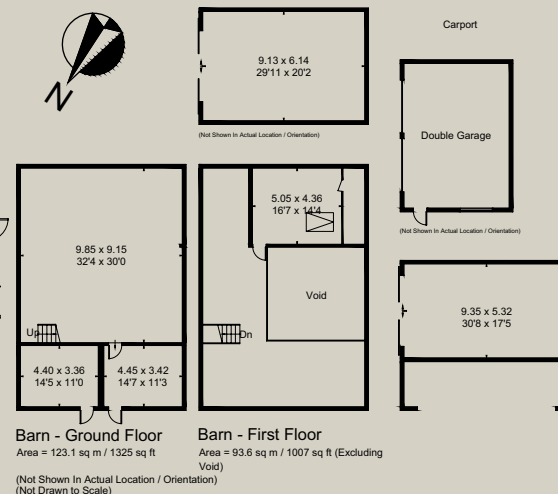
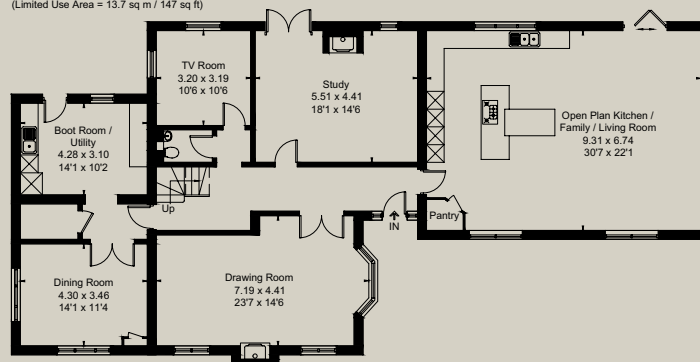
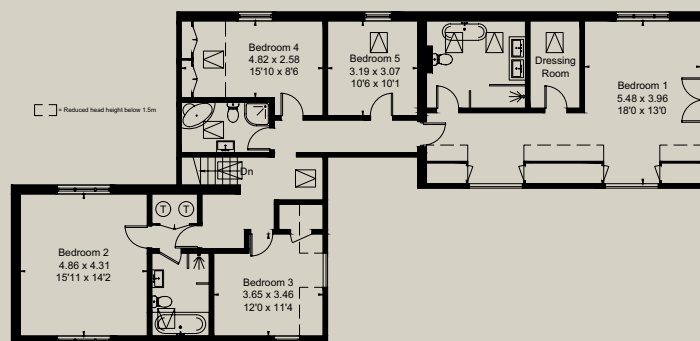
Main House Area = 335.5 sq m / 3611 sq ft

Barn = 216.7 sq m / 2332 sq ft

Outbuildings and Garage Block = 113.1 sq m / 1218 sq ft (Excluding Double Garage / Void)

Total = 665.3 sq m / 7161 sq ft

Including Limited Use Area (16.8 sq m / 180 sq ft)



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