



TEWES FARM & BARNFIELD COTTAGE,

Little Sampford, Saffron Walden, CB10 2QG

£3000 PCM



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Idyllic Farm House and Two Bedroom Cottage
- Four Bedrooms + Two Bedroom Cottage
- En Suite and Family Bathroom
- Lovely Views Surrounding the Property
- Three Reception Rooms
- Available Now
- Basic Gardening Included within Rent
- Ample Parking





Property Description

THE PROPERTY

Tewes Farm House

Four bedroom farmhouse occupying an idyllic position having a new bathroom installed.

Barnfield Cottage

Recently renovated two bedroom cottage with new kitchen and bathroom, new flooring throughout and decorated.

Totally self contained.

Available Now

Tewes Farm House EPC - E

Barnfield Cottage EPC E

Tewes Farm House Council Tax Band - F

Barnfield Cottage Council Tax Band - A

Deposit Required £3461

Basic Gardening Included

THE LOCATION

The pretty village of Little Sampford is neighbouring Great Sampford which has a church, Inn, Italian restaurant and a primary school.

The historic market town of Saffron Walden is 9 miles distant. The town of Thaxted with village shops, schools, restaurants etc is 2 miles and the University City of Cambridge is twenty miles. Audley End mainline station (London's Liverpool Street) is 12 miles away and Stansted

Airport is 13 miles away with a half hour rail link to the City.

The market town of Bishop's Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

UTILITY AREA / ENTRANCE HALL

KITCHEN

17' 1" x 9' 6" (5.21m x 2.9m)

BOILER / LARDER CUPBOARD

DINING ROOM

14' 4" x 8' 9" (4.37m x 2.67m)

LOUNGE

18' 8" x 16' 3" (5.69m x 4.95m)

STUDY

11' 4" x 10' 9" (3.45m x 3.28m)

INNER LOBBY

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1

15' 5" x 14' 2" (4.7m x 4.32m)

SHOWER ROOM

BEDROOM 2

10' 3" x 9' 4" (3.12m x 2.84m)

BEDROOM 3

10' 7" x 9' 8" (3.23m x 2.95m)

BEDROOM 4

10' 7" x 9' (3.23m x 2.74m)

BATHROOM

SEPERATE WC

BARNFIELD COTTAGE

LOUNGE AREA

13' 3" x 11' 5" (4.05m x 3.50m)

KITCHEN

10' 2" x 8' 0" (3.10m x 2.46m)

BATHROOM







FIRST FLOOR

BEDROOM 1

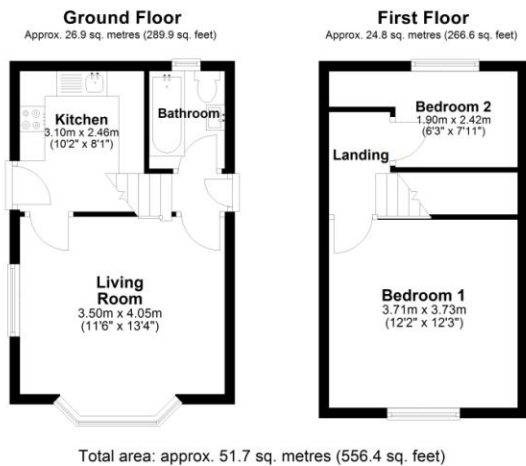
12' 2" x 12' 2" (3.73m x 3.71m)

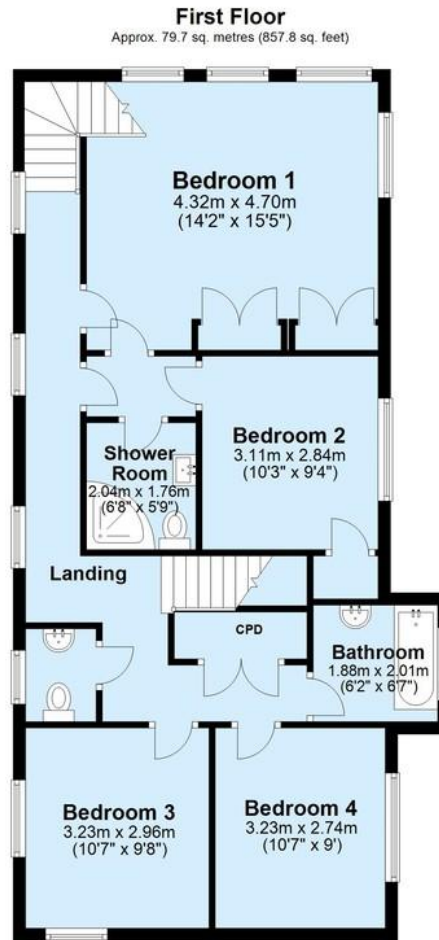
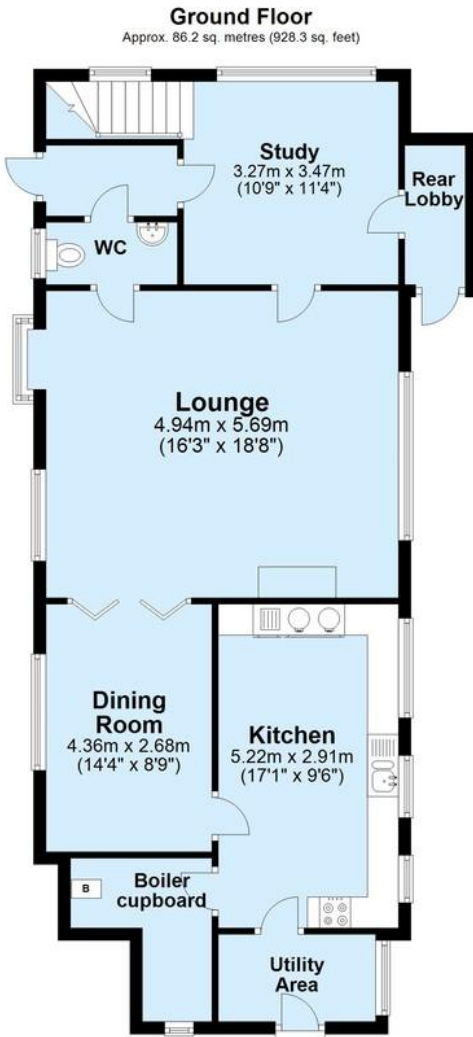
max dimensions restricted height

BEDROOM 2

7' 11" x 6' 2" (2.42m x 1.90m)

max dimensions restricted height





Total area: approx. 165.9 sq. metres (1786.1 sq. feet)
This floor plan is for reference only and should be used as a guide copyright protected for use only with James & Co.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band F
Council Tax A

TENURE

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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