



Shaw Barn, Tindon End  
CB10 2RX



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# Shaw Barn

Tindon End | Great Sampford | CB10 2RX

Guide Price £1,425,000

- A simply stunning, four-bedroom property which is immaculately presented throughout
- A superb, self-contained, two-bedroom annexe and bespoke studio with floor to ceiling glass
- Sitting in the centre of a generous plot of 1.15 acres
- Double garage with additional storeroom
- Accommodation extending to approximately 4436 sqft
- Idyllic location with uninterrupted countryside views
- Underfloor heating throughout the ground floor
- EPC: D

## The Property

A truly exquisite, four-bedroom barn, meticulously converted in 2019 and finished to the highest of standards, situated in the most idyllic location. In addition, the property sits on a wonderful plot with double garage, bespoke garden studio, two-bedroom annexe and stunning countryside views.

## The Setting

Tindon End is a small hamlet situated between Thaxted (2 miles) and Great Sampford (3 miles), with the market town of Saffron Walden approximately 6 miles distance. Audley End mainline station (London's Liverpool Street) is 11 miles away and Stansted Airport is 13 miles away with a half hour rail link to the City. The market town of Bishops Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

## The Accommodation

In detail, the property comprises of a good size entrance hall with floor to ceiling glass, antigo flooring which runs throughout the property and door leading to the cloakroom with W.C, wash hand basin and heated towel rail. To the left sits the generous reception/family room with bespoke, oak staircase rising to the first floor, feature log burner and windows to all aspects. Patio doors provide access to the rear outdoor area and floor to ceiling glass to the side provides views over the additional patio area and annexe.

The outstanding Neptune kitchen is the real hub of the home with an extensive range of units with Silestone quartz worksurface and butler sink incorporated with 4 in 1 Kooker tap. Integrated appliances fridge/freezer, dishwasher and

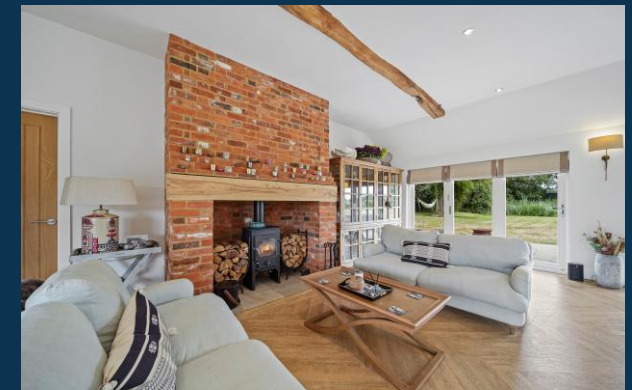




space for an oversized, electric, LaCanche cooker. A central island/ breakfast bar provides additional preparation space. Bi- folding doors to the front and rear aspect provide the perfect opportunity for modern, indoor/outdoor living. Exposed brick and original beams run throughout the property and the seating area also benefits from an inglenook fireplace with log burner.

A door leads to bedroom four, currently utilised as a study with superb countryside views to the side, patio doors to the rear garden and ensuite shower room comprising W.C, wash hand basin, heated towel rail and shower enclosure. The ground floor also benefits from a utility room fitted with Neptune units, worktop over and butler sink incorporated. In addition, there is plenty of built in storage and space and plumbing for washing machine and tumble dryer.

The stunning, first floor galleried landing has doors leading to three, double bedrooms and family bathroom. Bedroom one benefits from a vaulted ceiling, exposed beams and Juliet balcony to front aspect. In addition, an ensuite shower room and built in wardrobe. Bedroom two also benefits from a vaulted ceiling, exposed beams and Juliet balcony overlooking the rear garden. Bedroom three has window to side aspect, Juliet balcony and vaulted ceiling. The family bathroom comprises of shower enclosure, panelled bath, W.C, wash hand basin and heated towel rail.



Located to the left-hand side of the property is the fantastic, two-bedroom, self-contained annex. The kitchen is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. Integrated appliances include electric oven, hob with extractor fan over, washing machine, fridge and freezer. The dining/ living space has two windows to front aspect, stairs rising to the first floor and under stair storage. The ground floor shower room comprises W.C, wash hand basin, shower enclosure and heated towel rail.

The first-floor landing has doors to adjoining rooms and Velux window. Bedroom one is a double bedroom with two Velux windows and radiator. Bedroom two is a good size room with Velux window and radiator.

## Outside

The property is approached by a long driveway with views over adjoining countryside. The front garden is laid mainly to lawn and benefits from a bespoke studio with floor to ceiling glass, is fitted with light and power and overlooks the natural pond. The double garage has electric roller door and additional storeroom to the rear. A part walled, courtyard patio area sits between the main residence and annex and is enclosed with a variety of mature plants.

The rear garden is laid mainly to lawn with established shrubs and trees with picket fencing separating additional garden space. There are two timber garden sheds, both with additional storerooms and fitted with light and power. A Rhino greenhouse sits alongside the vegetable patches and fruit trees including plumbs and apples. The extensive patio area provides a superb outdoor entertaining space and runs the full length of the property.

## Services

Mains electric and water is connected. Oil central heating and drainage is via a septic tank.

## Local Authority

Uttlesford District Council

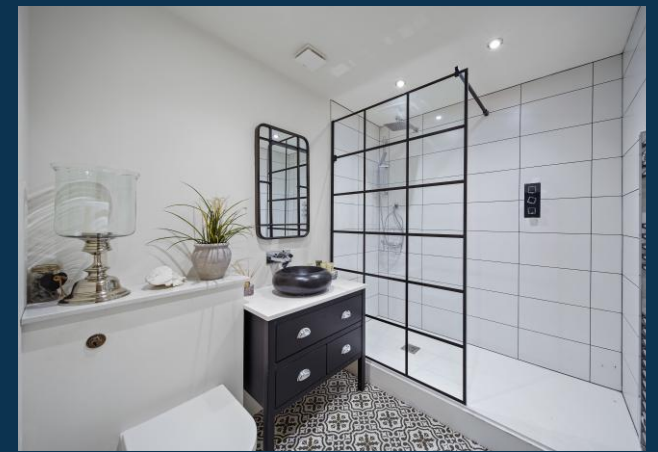
## Council Tax

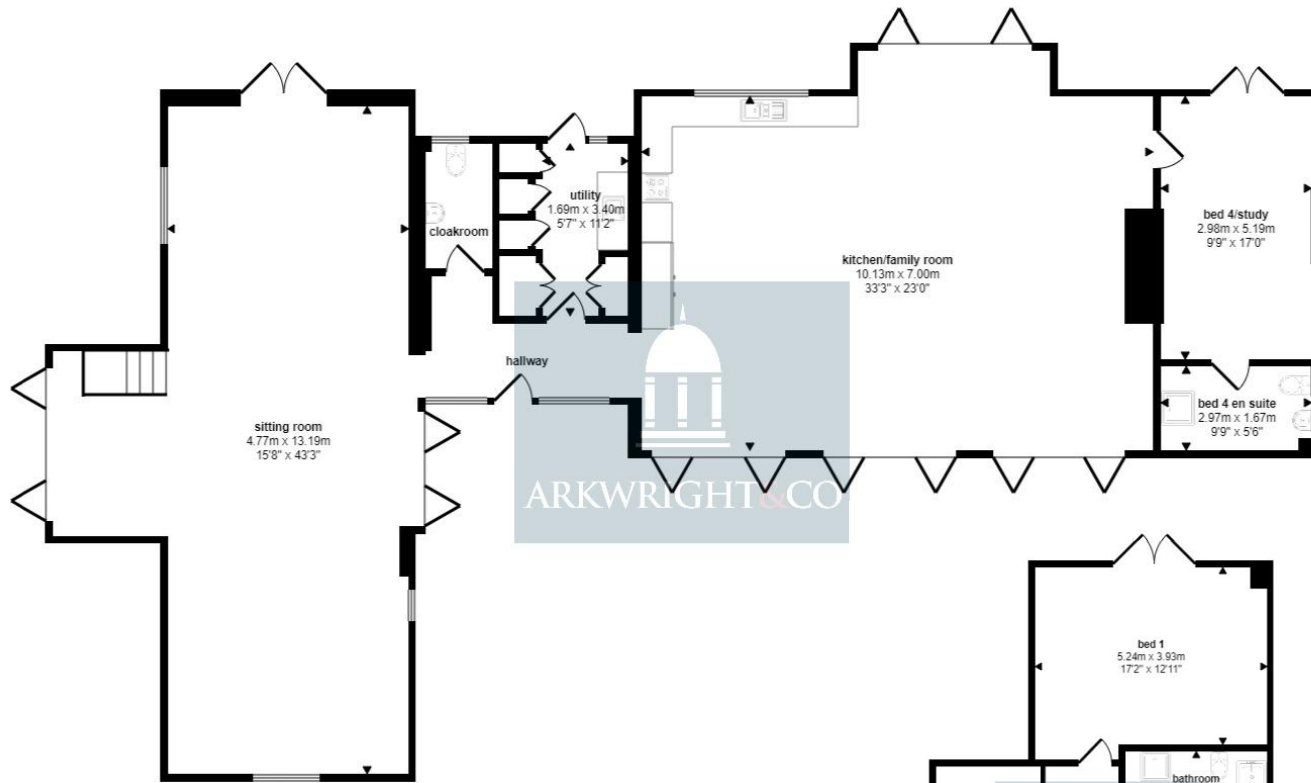
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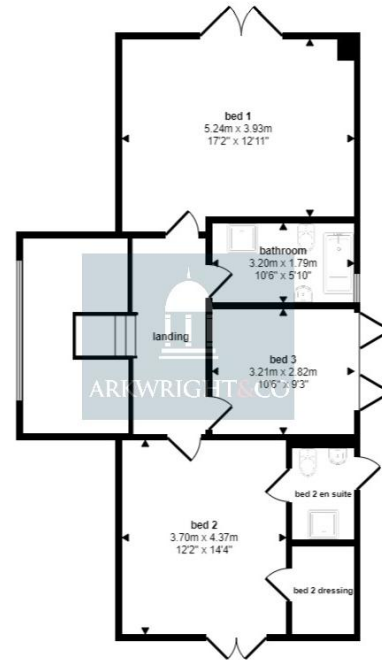




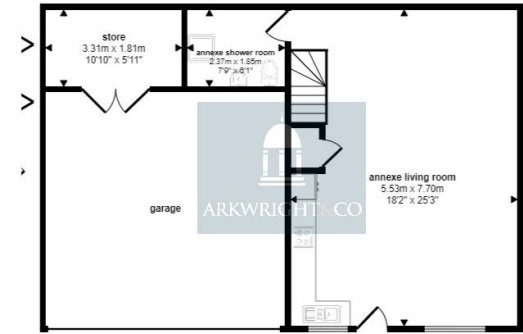




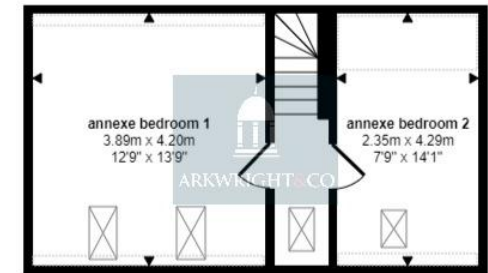
Ground Floor  
Approx 192 sq m / 2065 sq ft  
Denotes head height below 1.5m



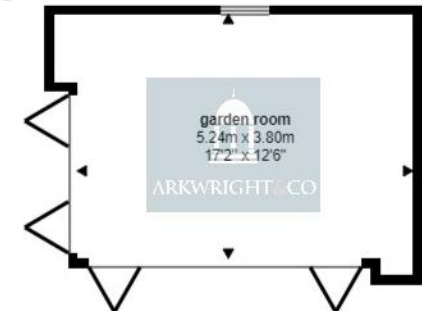
First Floor  
Approx 80 sq m / 860 sq ft  
Denotes head height below 1.5m



Garage / Annexe  
Approx 88 sq m / 951 sq ft  
Denotes head height below 1.5m



Annexe First Floor  
Approx 32 sq m / 340 sq ft  
Denotes head height below 1.5m



Garden Room  
Approx 20 sq m / 220 sq ft  
Denotes head height below 1.5m

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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