



The Fighting Cocks
Little Sampford
CB10





The Fighting Cocks

Little Sampford, Essex

Finchingfield - 2 miles
Saffron Walden - 10 miles
Stansted Mountfitchet - 12 miles (44 minutes to London Liverpool Street)
Stansted Airport - 10.2 miles (47 minutes to London Liverpool Street with trains running every 15 minutes)
Cambridge - 24 miles
(all times and distances are approximate)

A delightful family home, located in a stunning rural setting.

Entrance hall | drawing room | dining room | sitting room | kitchen/breakfast room | larder | utility room | cellar
Principal bedroom suite | 6 further bedrooms | 2 further bathrooms
Beautiful mature gardens | swimming pool | tennis court | entertaining annexe | outbuilding | garage
In all about 2 acres



Bishop's Stortford
26 North Street, CM23 2LW

01279 213340
paddy.pritchard-gordon@knightfrank.com
knightfrank.co.uk

The Fighting Cocks is a substantial period country house, which has been extended considerably over the years by the present owners, creating the ideal family home. The house benefits from several light and well-proportioned reception rooms, which allow for entertaining on a large scale. A particular feature of the property is the excellent addition of the large kitchen/breakfast room, which in turn allows for more bedrooms and bathrooms upstairs. The bedroom accommodation is well-arranged with a principal bedroom suite, 6 further bedrooms and 2 further bathrooms.

The extensive gardens are mainly laid to lawn and interspersed with mature specimen trees. There is a well-positioned outdoor swimming pool, which enjoys stunning far-reaching rural views. Adjacent is the entertaining annexe, which includes a log burner, WC and kitchenette. At the bottom of the garden is the hard tennis court.



The Fighting Cocks is situated in the beautiful village of Little Sampford, close to Great Sampford, which benefits from a variety of local facilities as well as having a highly regarded local primary school, sports facilities and local pub. A full range of shopping facilities are available at Thaxted, Saffron Walden or Great Dunmox. Great Bardfield which is under 3 miles away has a Co-Op and butcher. For those travelling to London, commuter services are available at Audley End and Stansted and the M11 (J8) provides access to London and the M25.







Directions

CB10 2QL

Services

Mains water, electricity, oil fired central heating, private drainage.

Schools

Great Sampford Primary School, Saffron Walden County High School, Joyce Frankland Academy, Dame Bradbury's, Bishop's Stortford College, Felsted, Barnardiston. There are also an excellent selection of schools in Cambridge.

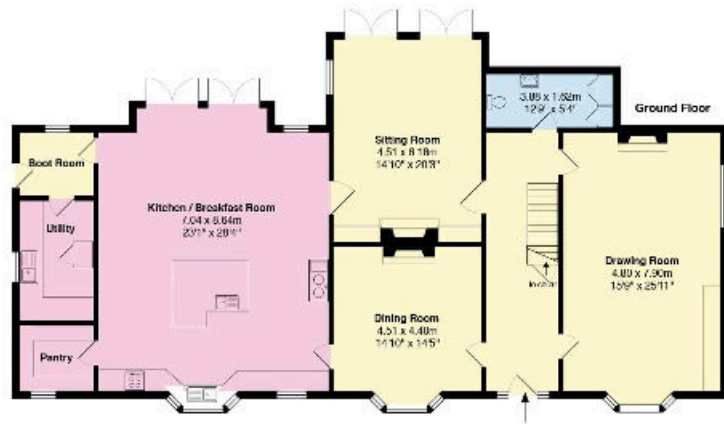
Viewings

Strictly by appointment only with Knight Frank.

Local Authority

Uttlesford District council. Tel: 012799 510510. Council tax band G.





**Approximate Gross Internal Floor Area
439.2 sq m/5,309 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank
Bishop's Stortford
26 North Street
CM23 2LW

I would be delighted to tell you more.

Paddy Pritchard-Gordon
01279 213340
paddy.pritchard-gordon@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated September 2021. Photographs and videos dated September 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

