



# Prentices Farm

Anso Road, Hempstead

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An attractive detached family home with a tennis court and 1.6 acres in a convenient edge-of-village location

A sensitively-extended, generously-proportioned seven bedroom family home, combining modern amenities and quality fixtures and fittings with period features including casement glazing and some exposed wall and ceiling beams and feature fireplaces. It is located on the fringes of a sought-after village, near to local and town centre amenities.



**5 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**DOUBLE CARTLODGE**



**1.6 ACRES**



**FREEHOLD**



**EDGE OF VILLAGE**



**3,324 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Prentices Farm is a sensitively-extended period family home offering 3,324 sq ft of accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property seamlessly combines modern amenities with period features.

The accommodation flows from a welcoming reception hall with tiled flooring, a useful cloakroom and a door to a snug with a feature exposed brick fireplace with woodburner. The remaining reception accommodation, accessible from a central wooden-floored kitchen/family room, briefly comprises a sitting room with a feature exposed brick fireplace with woodburner, bespoke storage and French doors to the rear terrace, an office, also with French doors to the rear terrace, and a dining room with French doors to the front terrace. The front aspect kitchen provides a range of wall and base units, a large central island, complementary work surfaces, an Aga, modern Miele integrated appliances, space for a sizeable table for more informal meals and a door to a fitted utility room

with garden access. The kitchen opens into a rear aspect family room with feature full-height glazing and an inter-connecting fitted pantry. The property also benefits from generous cellarage.

Stairs rise from the reception hall to a split-level first floor landing and the bedroom accommodation. This consists of a principal bedroom with a side aspect bay window overlooking the garden and tennis court, a fitted dressing area and an en suite bathroom with bath and separate shower, together with five further double bedrooms, a study which could be used as a 7th bedroom and family bath and shower rooms.



## Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled rear driveway providing private parking and giving access to a detached double cartlodge with an EV charging point and an attached workshop. A door opens to a hallway with a cloakroom and stairs rising to a vaulted 29ft first floor room, currently used as a games room but with the potential to create a self-contained annexe if required (STP). The well-maintained wraparound garden surrounding the property is laid mainly to gently-sloping lawn interspersed with and bordered by mature shrubs and trees. There is also an enclosed kitchen garden, a productive orchard, a cedar 'Gabriel Ash' greenhouse, a range of other small timber outbuildings, an all-weather tennis court and paved front and rear terraces, both ideal for entertaining and al fresco dining and offering far-reaching views over surrounding farmland including spectacular sunrises and sunsets.

## Location

Hempstead village has an active local community with a historic High Street, a church, village hall, playing field, children's play area and pub. Local facilities including pubs and restaurants are available in neighbouring villages, with primary schools in Great Sampford and Radwinter, and more local facilities available in Thaxted (5.2 miles). The market town of Saffron Walden offers excellent independent and high street shopping, a Tesco Superstore (5.9 miles), a leisure centre with swimming pool, an 18-hole golf course and primary and secondary schooling. More extensive shopping, service and leisure amenities are available in Cambridge, Bishop's Stortford and Braintree. Transportation links are excellent: Audley End station (9.2 miles) offers direct trains to central London in less than an hour, Stansted airport is 12.5 miles by road and the M11 provides easy access to key regional centres, central London and the wider motorway network.



## Distances

- Thaxted 5.2 miles
- Finchingfield 5.4 miles
- Saffron Walden 6.6 miles
- Cambridge 19 miles
- Braintree 15 miles
- Bishops Stortford 17.5 miles
- Chelmsford 26 miles

## Nearby Stations

- Audley End

## Key Locations

- Audley End House and Gardens
- Bridge End Garden
- Fry Art Gallery
- Saffron Walden Museum
- Saffron Grange Vineyard
- Saffron Walden Market
- Turf Maze
- The Saffron Walden Gallery
- Saffron Screen

- Saffron Walden Castle
- Saffron Hall

## Nearby Schools

- Radwinter Primary School
- Great Samford Primary School
- Saffron Walden County High School
- Stoke College
- Bishop's Stortford College
- Felsted School
- Stephen Perse
- St Marys
- The Leys
- St Johns





**Floorplans**  
House internal area 3.324 sq ft ( 309 sq m)  
For identification purposes only.

**Directions**  
CB10 2PQ

what3words: ///intruding.yards.movies - brings you to the driveway

**General**  
Local Authority: Uttlesford

Services: Mains electricity, water and drainage. Oil central heating

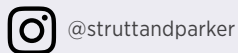
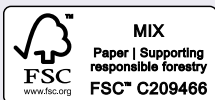
Mobile and Broadband checker: The current vendors have full fibre broadband upto 900 Mbps with County Broadband. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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