

**E**  
EXQUISITE  
HOME



## BEAUTIFULLY BRIGHT

Tucked away in the picturesque village of Widdington, with its easy access to the M1, Saffron Walden and Stansted Airport, is this exceptionally private six bedroom, three bathroom family home, which sits on a spacious plot of around an acre and enjoys field views to the front and a heated swimming pool in its immaculate south-facing gardens.

Widdington | Saffron Walden | Cambridgeshire





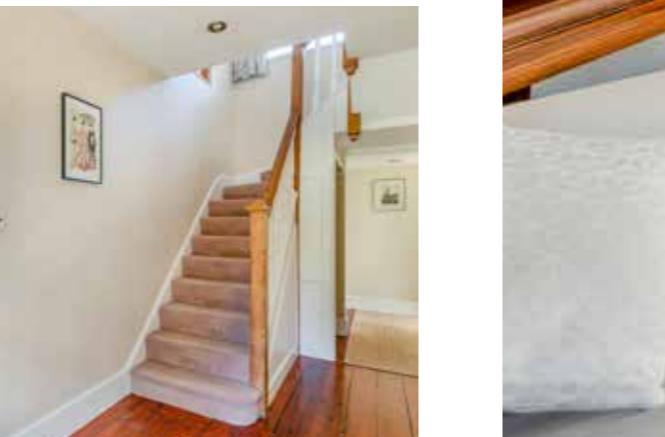
The main house was constructed in the 1930s and has been lovingly refurbished by the current owners to create an efficient and modern executive family home. The front door opens into a beautifully bright and spacious entry hall, with original wood flooring and doors that open into the principal sitting room and a formal dining room. The dining room is resplendent with a large open fireplace and a bay window to the rear, allowing plenty of natural light. The dining room also opens through into a large drawing room, which is an ideal place to retire with guests after dinner. 'We've really enjoyed having the extended family here, especially at Christmas,' say the current owners. 'We have lunch in the dining room and then adjourn to the drawing room where there will be a fire burning; it's just magical.' During the summer months, double doors at the rear of the drawing room can be opened into the large conservatory. With large doors that open onto the rear terrace, the conservatory is the the perfect place to relax after a busy day during the warmer months. It's west-facing layout means the sun keeps the conservatory bright and warm throughout the day, making it perfect for reading, or simply as a spot to enjoy a glass of wine while watching for wildlife in the garden.

Back into the main hallway, across the hall from the dining room is the sitting room with its wood burning stove and cosy ambience. The sitting room is elegant and bright, and the built-in shelving and cupboard space either side of the fireplace is ideal for storing games, toys and books, opening up the possibilities of this room to also be utilised as an additional study, or as a games room or playroom. To the rear of the sitting room is the large sunny and welcoming kitchen, which was renovated and modernised by the current owners to offer a large and versatile cooking space that functions like a traditional farmhouse kitchen. The kitchen includes an electric Everhot Cooking range together with an additional electric oven and induction hob, an integrated dishwasher, fridge/freezer, and pull-out larder cupboard. To the rear of the kitchen is a large utility room for white goods storage and a door to the side garden, making this the perfect spot for shedding muddy boots and coats after a countryside amble.



*"...the kitchen is just so sunny and welcoming..."*







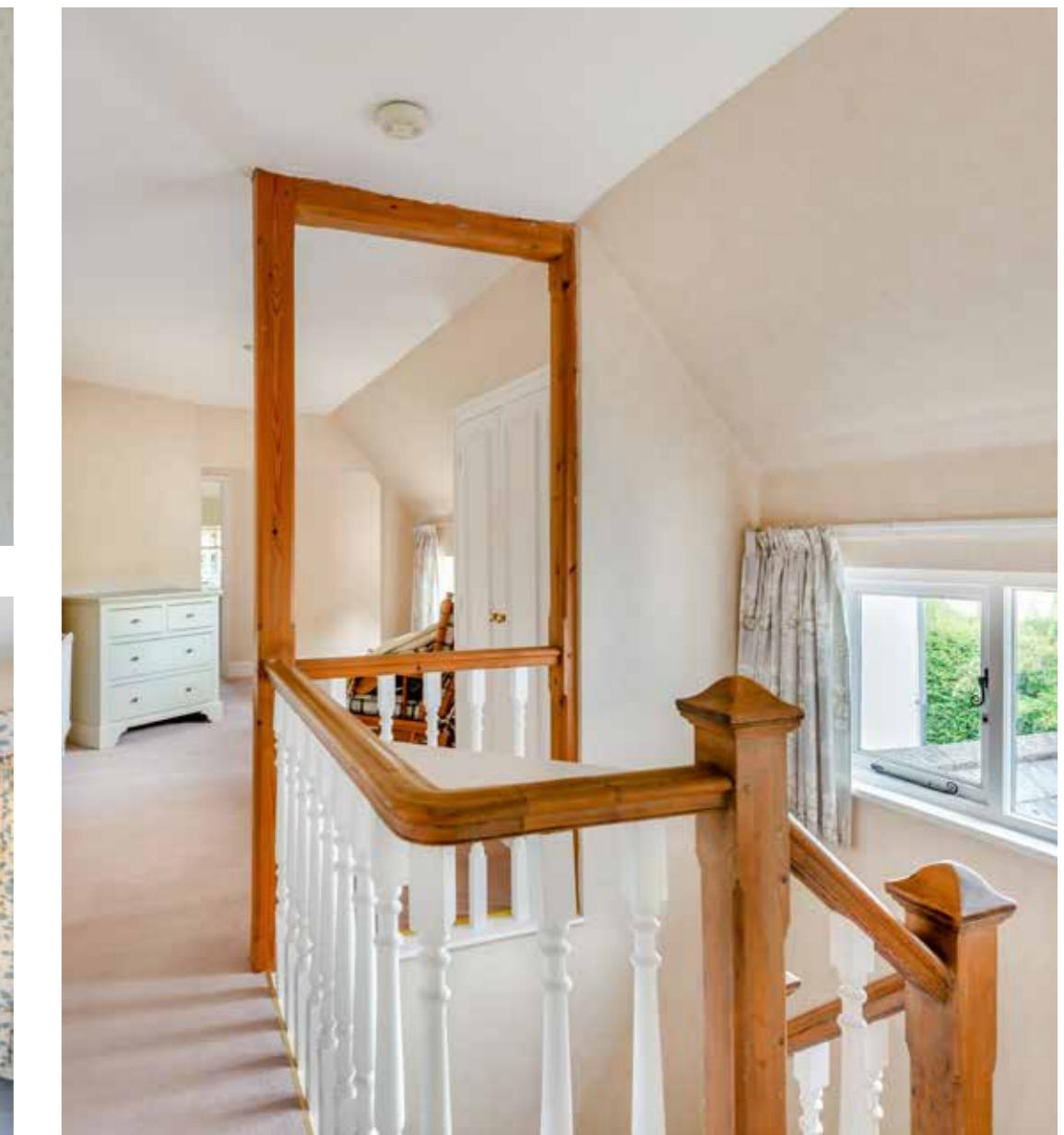
*“The bedrooms vary in size, with most being comfortable doubles and including built-in storage wardrobes...”*



To the rear of the entry hallway you'll find a ground-floor WC and a flexible space with a door that opens onto the rear terrace area. This area leads through into the large study, where both of the current owners are able to work. The study includes a large built-in cupboard and a door to the side conservatory, and it also includes a wrought-iron spiral staircase that leads to the first floor hallway, landing just outside one of the property's larger bedrooms and a bathroom. The layout here suggests the possibility of creating an annexe within the property, with the large study being transformed into a living space and the stairs leading to the bedroom and bathroom above, a layout that could be ideal for teenagers, extended family members or for possibly creating an avenue for a supplementary income, subject to any necessary planning requirements.

It is the elegant staircase in the main hallway that gives primary access to the first floor, though, and this leads to a large, spacious landing that gives access to six bedrooms and two family bathrooms. The bedrooms vary in size, with most being comfortable doubles and including built-in storage wardrobes. Each of the bedrooms is bright and inviting, as are the family bathrooms which have been updated by the current owners to offer modern suites. The principal bedroom includes a dressing area and a large en-suite bathroom that comprises a four-piece suite with a separate shower and bath.







*“...the garden defines the seasons: once winter is over it comes to life with so many spring flowers and the woodland walk is carpeted with bluebells; in summer the garden is a riot of colour and in the autumn we’re picking apples from the orchard, it’s very well designed to be an all-seasons garden.”*

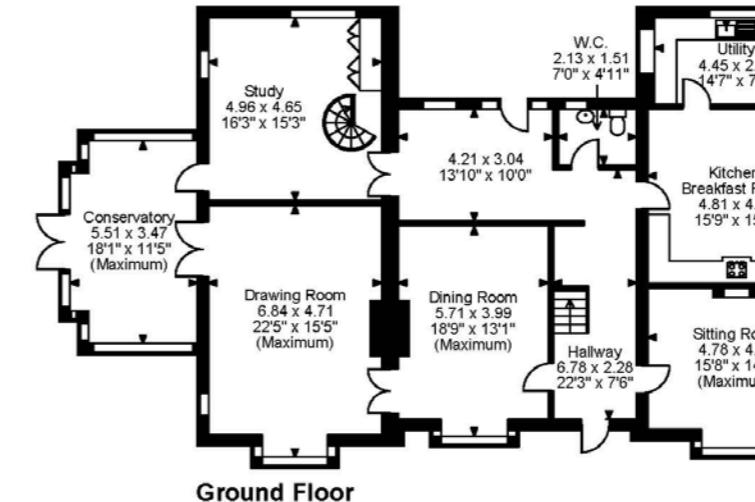
# LOCATION

The house sits on a plot of approximately one acre, with the majority of the gardens to the side and rear of the house, taking advantage of the south-facing location. Immediately to the side and rear of the house is a large shingled terrace area, ideal for al-fresco dining. To the side is the in-ground heated swimming pool, which is simply perfect on a warm summer's day. The property is surrounded by mature trees to the rear, offering complete privacy and seclusion, and the rear gardens are also fully fenced, making this area safe for children and pets to roam at will. To the very rear of the garden in a wooded area there is a gate in the fence that opens to woodland and meadows at the rear of the house, and therefore gives direct access to a range of possible footpaths and routes for walking and exploring the nearby stream that feeds into the River Cam. There is also a large pergola that is covered in flowering vines such as wisteria and roses which creates the most wonderful aroma on warmer summer days. This leads to the small orchard where the current owners harvest fruit from a variety of apple trees, pear trees, and a plum tree. Located at the end of the pergola is a small summer house, which is the ideal place to sit and read while enjoying the gardens. The property has a large car port with an attached workshop, which sits next to a garage, both of which have the benefit of an electricity connection, suggesting that either or both outbuildings could be developed further (subject to any necessary consents) to provide additional living space, such as an annexe, gym, studio, or separate home office. Within the garage is an electronic vehicle charging point.

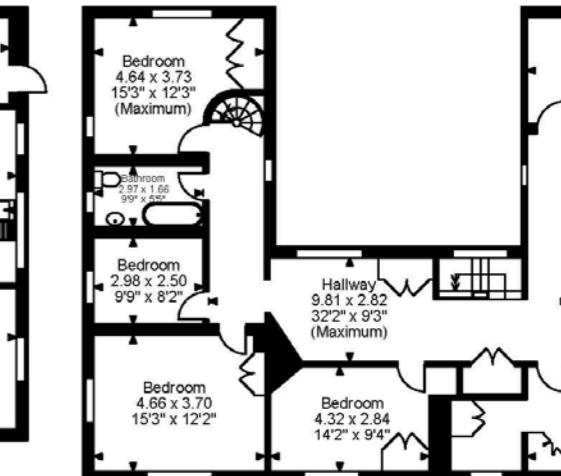
The village of Widdington sits just to the east of the M11 between the town of Saffron Walden and Stansted Airport, making this an exceptionally commutable location for those looking to travel regularly to London, Cambridge, Bishop's Stortford, or even the Continent, with regular flights from Stansted departing for cities all over Europe every day. The current owners cannot praise the ambience and community of the village enough, saying 'one thing we noticed very early after moving here is that the village has a super atmosphere: it's so friendly, and everyone pulls together when something needs doing.' They add that there are endless activities and groups on offer through the local village hall, and that the property is within an easy walking distance to the highly rated and popular local gastropub. They add that there are lovely walks from the village allowing you to explore the countryside. Also located nearby is Audley End House and Gardens, which sits near to the popular market town of Saffron Walden, where you'll find a range of independent and national chain supermarkets, cafes, restaurants and shops. This region of north Essex and south Cambridgeshire is often sought-after by families for the range of excellent schooling options both in the private and public sector, and it should be noted that the Perse Foundation schools in Cambridge, which regularly top the list of best independent schools in the country, are only around half an hour's drive from the property.



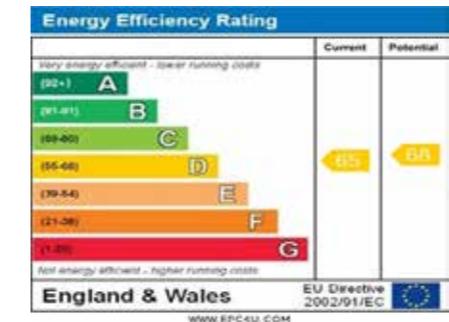
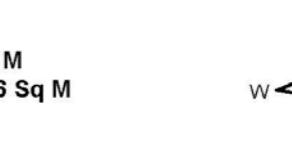
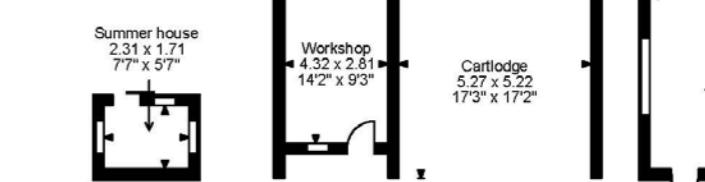
**Approximate Gross Internal Area**  
**Main House = 3754 Sq Ft/349 Sq M**  
**Garage & Cartlodge = 590 Sq Ft/55 Sq M**  
**Summer House & Workshop = 174 Sq Ft/16 Sq M**  
**Total = 4518 Sq Ft/420 Sq M**



**Ground Floor**



**First Floor**



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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