

EH

EXQUISITE  
HOME



## SERENE SURROUNDINGS

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 a twenty-five minute drive from the property. Cambridge itself is one of the most popular cities in the UK and world-renowned for its famous university and research institutions. The city is a culture hub with a range of museums and theatres, and the city hosts a number of varied festivals throughout the year, ensuring there is always something interesting to see and do, all within easy reach of this incredible country idyll.





As you step into the sunny and spacious vaulted entryway, there is an immediate sense that you've stepped into something truly special. A sleek staircase leads to the open gallery above and warm sunlight beams into the space through Velux windows, creating a truly atmospheric welcome into this 18th century conversion. To the right of the entryway is the spacious living room, considered to be one of the current owner's favourite rooms in the house. 'I love that there are multiple areas in the living room: you can sit by the fireplace with a drink and talk to friends, or there's the more relaxed area around the TV. When you have guests there's room for everyone to spread out and for so much to be going on.' They add that the design of the house is ideal for entertainment: 'there is really a holiday feel about the property, and it really works when you have friends and family over.'

The kitchen has a perfect layout for entertaining, and in the summer it's great to have people over for swimming and BBQs. The house also has an integrated speaker system, so you can play music throughout the house, which is great for parties.' Across the entry hall is the kitchen and dining room, another generous and sunny space with three large windows allowing sunlight to filter into this space. An exposed brick wall adds character and hints at the history of the property, yet the kitchen will make any modern chef green with envy. Set within the bespoke cabinetry is a range of integrated appliances, including a double oven, combi oven, coffee maker, wine fridge, a five-burner induction hob and an American-style fridge/freezer. The breakfast island includes a large sink, and the granite countertops throughout and underfloor heating add to the sense of luxury and style. Within the kitchen there is space for a good-sized dining table; and double doors to the rear of this room open into a garden room which could also be used for any number of purposes, such as a more formal dining room, second living area, office, playroom, studio, etc. The room is flooded with light through a large skylight and bi-fold doors, and when opened the doors really allow this room to function as a versatile indoor/outdoor space. 'The house really offers that perfect country lifestyle,' said the current owner. 'It's great for entertaining in the summer, but equally its equipped for the winter, when it's lovely to get the fire going in the living room and cook your Sunday roast in the kitchen. It really is a little idyll with such a great feeling about it.'



An 18th Century Conversion



*“...there are multiple areas in the living room: you can sit by the fireplace with a drink and talk to friends, or there’s the more relaxed area around the TV...”*



Three bedrooms are found on the first floor, one of which is the principal en-suite. 'It almost feels like walking into a little church' is how the current owner describes the principal bedroom, highlighting the high vaulted ceilings. They add that 'it's also really nice to open up the skylights and look out at the grounds from the bedrooms,' and that the entire principal suite has a real luxury feel about it, 'like staying in a high-end hotel every night.' The bedroom includes climate control with an air conditioning unit and underfloor heating in the stylish shower room, and a dressing area really completes the sense of luxury in this space. The second bedroom is also of a generous size and includes built-in storage, while the third bedroom is a small single but could alternatively make a dressing room for the second bedroom or a home office. These bedrooms both share the use of a luxury bathroom which has been finished to an extremely high standard and which also has the benefit of underfloor heating.

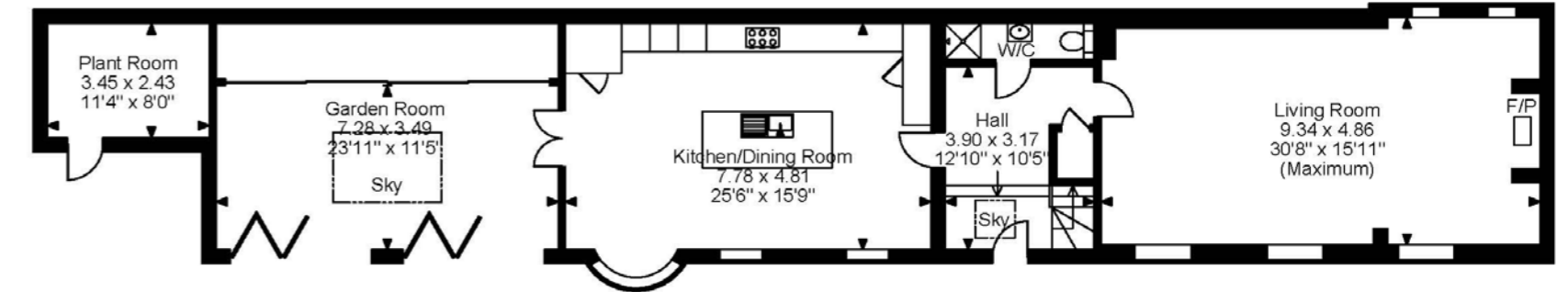
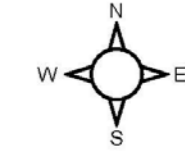
# LOCATION

The house is only one of a few on this larger estate which is set within 700 acres of grounds and gardens designed in the 18th century by Capability Brown, who also designed the gardens at nearby Audley End house. It is difficult to appreciate the serenity and beauty of the surroundings, which the current owner describes as 'like having your own natural park', adding that the position is what originally sold the property to them, since 'I loved that you could literally step out of the house and go on a country walk in the beautiful grounds. It's an amazing and relaxing place to be.' The owner also spoke of a 'special feeling' you get when you're heading down the stately drive, or even just while looking over the fields and grounds in the winter when they're dusted with a layer of snow. 'It's so quiet here, and the view to the listed Clock Tower is really special. There's so much that's idyllic about this place.' The house itself has its own garden to the front and side, part of which has been made private by the current owners with the addition a brick wall, creating a magical holiday oasis within a walled garden that feels nothing short of stately. Within the walled garden is an in-ground heated swimming pool that has the added features of a waterfall and a strong current that can be used for training. Around the pool is a large terrace area with generous spaces for outdoor seating and al fresco dining, and the mature trees that surround the south-facing walled garden make this a perfectly private space that 'truly has that holiday feel.' Next to the walled garden is the more formal front garden, which is bordered by a range of established vinery and plants and includes a shingled drive and a large lawn that's perfect for playing games or just to sit and admire the picturesque surroundings.



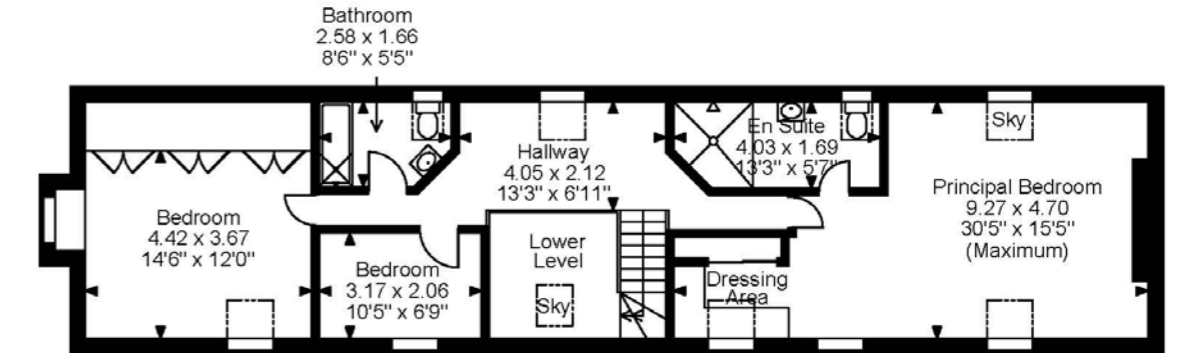
The house and the surrounding estate sits just to the north of the village of Newport, which is located just moments from the M11 between Cambridge and Stansted airport, with a drive to both the airport and the city taking just over twenty minutes. The current owner describes the village and the surrounding area as 'a really family-oriented area with lots of places to go out for dinner, meet up with friends for drinks, or just to explore the countryside,' adding that 'I've really enjoyed being here.' The village is well-served with daily amenities, including a local shop, doctor's surgery and a choice of popular gastropubs, together with the catchment primary and secondary schools, both with a "Good" Ofsted rating. Just to the north of the village is the neighbouring village of Audley End, famous for its stately home and gardens which host a range of events throughout the year, including a yearly summer concert series which has seen some of the most popular musical artists in performance. Also at Audley End is the property's nearest mainline train station. Lying on the Cambridge to London line, the journey to London's Liverpool Street Station takes approximately one hour from Audley End, making the area extremely convenient for regular travel into the capital. Finally, both villages enjoy easy access to the popular market town of Saffron Walden, which the current owner has often enjoyed visiting: 'it's a really nice town with a lot of boutique shops and cafes and a market every Saturday offering fresh produce and beautiful flowers.'

**Approximate Gross Internal Area**  
**Main House = 2032 Sq Ft/189 Sq M**  
**Garden Room & Plant Room= 471 Sq Ft/44 Sq M**  
**Total = 2503 Sq Ft/233 Sq M**



**Ground Floor**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**First Floor**

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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)