



EH

EXQUISITE  
HOME



## SPECTACULAR SURROUNDINGS

It's difficult to imagine the serenity and beauty of the surroundings of this picturesque property situated on the Shortgrove Estate set in a landscape designed by the famous Capability Brown in the 18th Century. Approached via a long stately driveway which crosses a bridge designed by Robert Adam, the property was originally built as a dairy in 1900 and is now a charming bijou country home surrounded by gardens and parkland approaching three acres.

The nearest town is the historic Saffron Walden which offers a range of boutique shops and cafés. There is a market twice a week selling fresh flowers, vegetables, fresh bread, cheese and fish. The town also has excellent schools and a concert hall. Nearby Audley End House, formerly the home of King Charles the II, is famous as a stately home and stages a range of events throughout the year including a summer concert series which has seen some of the most popular musical artists in performance. Audley End Station is less than a mile away with direct trains to London (55 mins) and Cambridge (20 mins). For racing enthusiasts, Newmarket is only 20 minutes drive away.







### *A Delightfully Peaceful Location...*

The property was constructed circa 1900 to provide a working dairy for the owners of Shortgrove Hall. The original hall was destroyed by fire in the 1960s, but the remaining 700 acre estate is still home to a number of beautiful properties, with owners sharing in the unique experience of living amongst gardens and grounds designed by Capability Brown. The current owners have refurbished the property to create a stylish and modern living space that is still in-keeping with the character of the original property. They have also obtained planning permission for the property to be extended to add another bedroom and to create a larger kitchen and dining area to the rear of the property. The current owners describe the property as 'a unique and very pretty building which has a fabulous veranda running the length of the front of the property and it is very relaxing to sit and enjoy the fabulous and tranquil scenery that surrounds the property.'

Access to the house is gained by stepping onto the veranda which leads to the main entry into a bright and airy kitchen and breakfast room, where modern units house a range of luxury appliances, including a Bosch dishwasher, induction hob, oven, and under the counter refrigerator and freezer. The kitchen has been thoughtfully designed to take full advantage of the space, and allows room for a good sized dining table to fit in the room. This leads into the main reception room which is one of the highlights of the property, with tall vaulted ceilings, dual-aspect windows and spectacular views of the surrounding countryside. There is a modern wood burner that ensures this is a warm and cosy retreat on colder winter nights. A small hallway gives access to the large bedroom and the bright, modern bathroom.



Beautifully Appointed





*“...a modern wood burner ensures this is a warm and cosy retreat on colder winter nights...”*





*“The current owners describe the property as ‘a completely unique and very pretty building’...”*



# LOCATION

The gardens and parkland which surround the house total just under three acres, offering plenty of opportunity for privacy. To the rear of the property is a large terrace area, ideal for an additional seating area and dining area to take in the sunset and west-facing views. 'It's really special and lovely when you can sit there on a summer's evening and listen to the birds and watch the sunset, and at night the stars are just amazing,' said the current owners. The front gardens are bordered by a privet and yew hedge, and there is also jasmine, hibiscus and wisteria growing to the front of the property. What must be stressed here, though, is the once-in-a-lifetime opportunity that comes with a property such as this. 'It's not the kind of property you can buy every day,' note the current owners, who add that they were originally attracted to the property both for its unique position amongst the glorious parkland surroundings as well as the possibility to develop the property sympathetically. With most of the grounds open and untouched, the possibilities for a new owner to cultivate both the house and the garden of their dreams, surrounded by this kind of tranquil countryside, is truly an opportunity that most will only ever dream of.

North Essex, a surprisingly rural part of the county, with pretty villages, a significant amount of unspoiled open countryside and a plethora of pretty villages are just some of the attractions of this part of the county. The house and the surrounding estate sits near the historic market town of Saffron Walden, 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. 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 to enjoy, 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.



**Approximate Gross Internal Area Main  
House = 607 Sq Ft/56 Sq M External  
Room = 36 Sq Ft/3 Sq M Total = 643 Sq  
Ft/59 Sq M**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8569719/TML

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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)