



EH

EXQUISITE
HOME

SPECTACULAR SURROUNDINGS

North Essex is a much sought after region, known for its vast tracts of unspoilt open countryside dotted with pretty villages and larger towns such as historic Saffron Walden. Transport links are excellent with trains running into London Liverpool Street from Audley End station and the M11 nearby. Saffron Walden itself is a delightful town with a mix of well-preserved medieval buildings and Tudor, Stuart, Regency, Victorian and Edwardian housing stock. With its bustling twice-weekly market, mix of independent shops, cafes and restaurants, open green spaces, fifteenth century parish church, seventeenth century Turf Maze, Common with play equipment, the half-timbered Guildhall and the ruins of Walden Castle, it is an absolute delight. It is very popular with families as there are several primary schools and the County High School which is rated Outstanding by Ofsted. The Jacobean mansion of Audley End has beautiful gardens and a miniature railway, Linton Zoo and Duxford Museum are within easy reach and the surrounding countryside is dotted with pretty villages.





To the south of Saffron Walden and overlooking acres of beautiful countryside is this simply stunning detached house set in magnificent grounds. Constructed in 1970, it has only ever been in the hands of two families. It was bought in 1984 by the present owners who have added a conservatory and a wonderful orangery which adds very greatly to the charm of this delightful family home. The drive leads up to the carriage drive, thoughtfully planted up with topiary and trees. Fragrant climbing roses scramble up the front of the house adding very greatly to its charm. There is a large double garage with power and light and electric up and over doors, and generous space for many cars to park. The front door opens into the splendid entrance hall with its staircase rising to a galleried landing. There is so much room that a piano and several pieces of furniture have been accommodated, very much setting the tone for the rest of this remarkable property. Leading off to the right is the gracious triple aspect drawing room with its wooden floor, marble fireplace with gas fire and magnificent dimensions. This is the ideal space for entertaining and has been the scene of many parties, social and business occasions over the years. A generous, sunny conservatory opens off it, the ideal space for over-wintering tender plants, bringing on seedlings, enjoying a coffee with friends or simply sitting and relaxing with a good book and a coffee.

To the rear of the hallway is the cloakroom and a useful home office. The cosy sitting room is the ideal place to meet with friends or spent family time together and benefits from a pair of double doors opening on to the garden. The magnificent orangery with its skylights and bifold doors was added around ten years ago and is an absolutely stunning space. The dual aspect dining room with double doors on to the garden and an arch into the kitchen/breakfast room is a generous space, over the years, it has played host to many Christmas and New Year's Eve meals and parties.

The large kitchen is by Goddards with oak cabinets, granite worktops, underfloor heating, integrated dishwasher, fridge and freezer, an electric Rangemaster with two ovens, a grill and six gas hobs. There is a dedicated wine room with a safe and the utility room has a second sink and plumbing for a washing machine and tumble dryer. The ground floor accommodation is completed by a spacious cloakroom.



“The large kitchen is by Goddards with oak cabinets that are topped with granite countertops...”





“Flooded with light and beautifully appointed, the Drawing Room is bright and welcoming...”





The staircase rises up to a magnificent galleried landing which looks down upon the imposing entrance hallway below. The dual aspect principal bedroom benefits from a large en suite five piece bathroom with a corner bath and amazing views out over the open countryside beyond. The second bedroom is also dual aspect with fitted wardrobes and an elegant en suite bathroom with bath, floor mounted taps and a walk in shower. The third bedroom is large and dual aspect and the family bathroom is sleek and elegant with a heated towel rail, bath with shower over and walk in shower. There is also a self-contained annexe with two double bedrooms, a bathroom with bath, kitchen and living room, accessed via the main landing but also with its own external staircase making it ideal for multi-generational living.





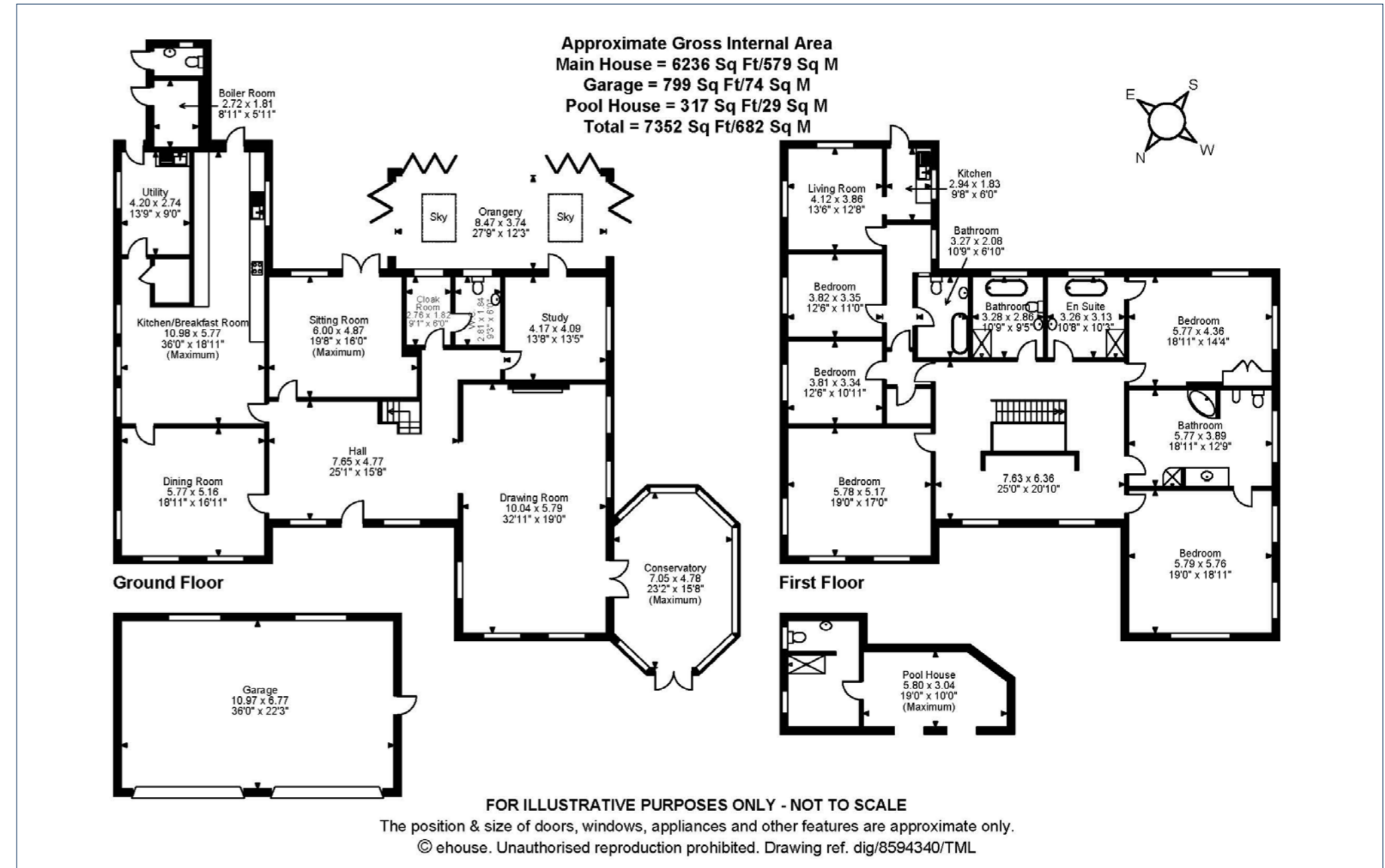
LOCATION

The house is surrounded with landscaped gardens and benefits from a full sized swimming pool with diving board, pool house with shower room and toilet and full sized tennis courts, as well as a disused aviary and a summerhouse. There are two well stocked ponds, one of which has a waterfall and carp, some of which are believed to be around forty years old. The garden is a haven for wildlife with mallards returning every year to lay their eggs in the duck house in the middle of one of the ponds. There is a paved seating area, pergola, brick walks with drifts of perennials planted with an eye to colour, fragrance and texture. Mainly laid to lawn and dotted with mature trees, bushes, shrubs and perennials, it is awash with potential. The land around the garden is owned by the Audley End Estate, ensuring that it will never be developed.

A landmark property in a delightful semi-rural setting on the edge of Saffron Walden with generous parking and grounds and a very impressive and versatile interior, this is a once in a lifetime house which rarely comes to market and which must be viewed to be entirely appreciated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	80
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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.



The image is an aerial photograph of a large, luxurious estate. In the foreground, a large, multi-story main house with a dark roof and light-colored walls is the central focus. To its left is a rectangular swimming pool, and to its right is a circular tennis court. The house is surrounded by a well-manicured lawn and numerous trees. A paved driveway leads to the house, with several cars parked. The estate is bordered by a high, green hedge. Beyond the hedge, the landscape opens up into vast, green agricultural fields, some of which are divided into sections by dirt paths. In the background, more green fields and a line of trees are visible under a clear sky.

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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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