



EH

EXQUISITE
HOME

GEORGIAN ELEGANCE

The Shortgrove Estate comprises an enchanting group of individual homes that beautifully marry historic charm with modern living in a stunning setting just outside Saffron Walden. This property, originally a stable block built in the 1700s, has been thoughtfully converted into an elegant, five bedroom, two-storey residence, with the scope to significantly extend/enlarge the accommodation by converting the vast attic (as neighbours have already done) forming one wing of this unique group of homes and offering a distinctive lifestyle experience.





Featuring a delightful façade characterised by a parapet and cornice, the property exhibits symmetrical fenestration with welcoming doorways framed by pilasters and cornices. A raised brick band elegantly connects the storeys, while the tiled, hipped roof completes this aesthetically pleasing architectural composition.

Designed with comfort and style in mind, the accommodation is complemented by expansive grounds that provide a perfect blend of indoor and outdoor living spaces. Notable features include a modern kitchen remodelled by Hillside and Dovetails, luxurious bathrooms, and an array of integrated appliances. The property retains its historical elements while offering all the conveniences of modern living.

KEY FEATURES:

- **Ground Floor:**
A welcoming reception area (7.27m x 7.27m maximum), a spacious dining room (6.14m x 3.81m), a well-appointed kitchen (5.65m x 3.16m), and a convenient utility room (4.29m x 2.57m).
- **Hallway:**
(7.05m x 3.35m) leads to a staircase to the upper floor.
- A garden room (5.50m x 5.43m) provides additional living space.
- **First Floor:**
A large master bedroom (7.17m x 5.75m maximum) with dressing room (3.06m x 1.59m) and en-suite shower room (3.22m x 2.03m).
- **Second Floor:**
Three further double bedrooms (3.86m x 3.44m, 3.43m x 2.70m, and 4.40m x 3.50m maximum), providing ample space for family and guests.







“ The property retains its historical elements while offering all the conveniences of modern living....”









LOCATION

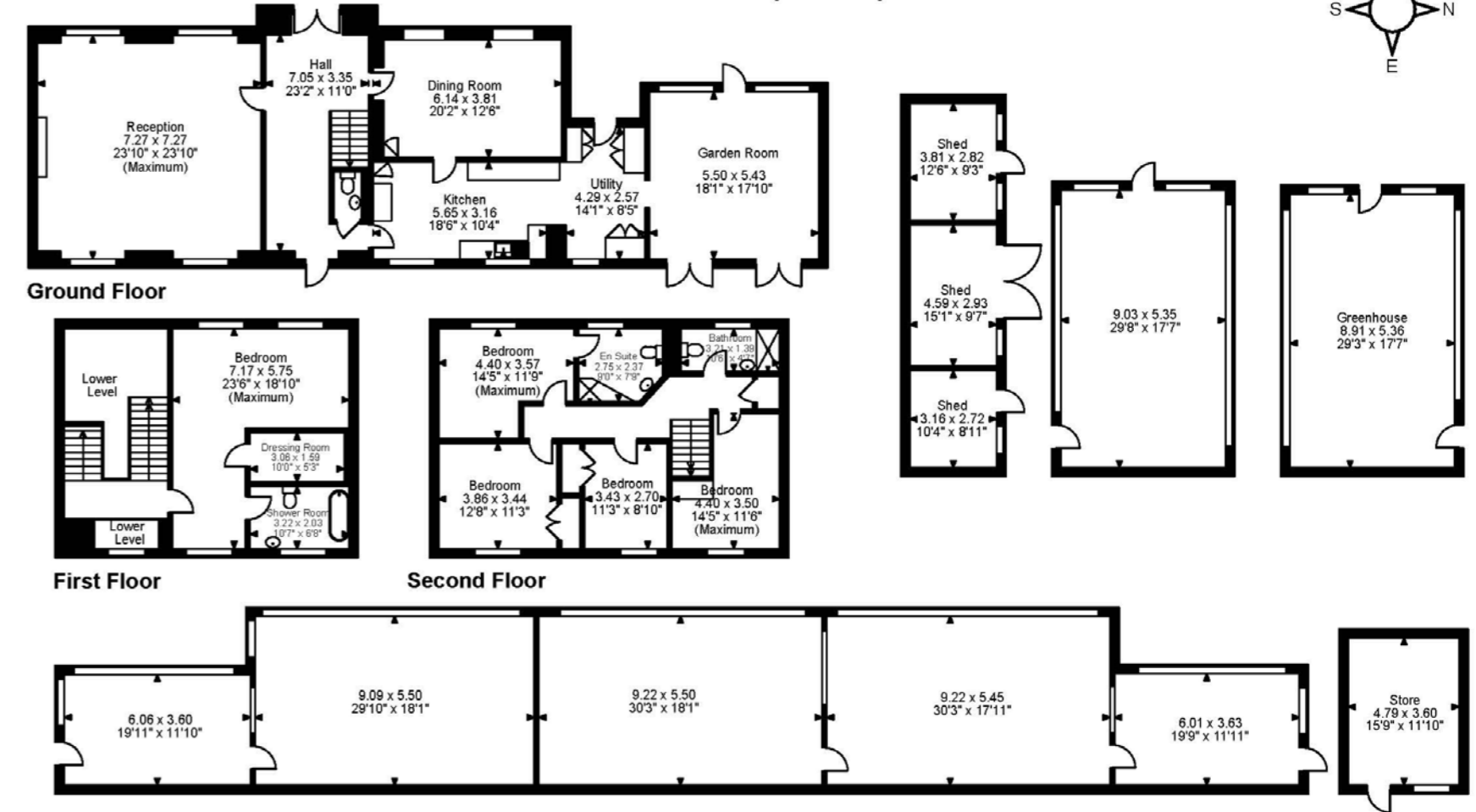
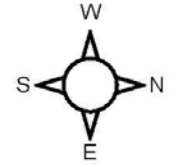
Celebrated as one of the premier estates in Essex, alongside the internationally acclaimed Audley End. Originally constructed in the 16th century, the estate underwent continuous enhancements, notably under the direction of the renowned landscape designer Capability Brown in 1794. Acquired in 1938, the estate's historical significance has ensured its Grade II Listing, while the individual dwellings within remain unlisted. Enjoying an enviable position east of the charming villages of Newport and Wendens Ambo. The gentle slope towards the River Cam enhances the estate's allure, with access provided by an oak and lime tree-lined avenue, setting the stage for a tranquil lifestyle. The gardens boast beautifully restored Victorian greenhouses that have been maintained by the vendor, housing an array of plants including kiwi trees and butternut squash. A private garden, ideal for hosting events, with a historic swimming bath (pond) featuring numerous Koi carp, providing a unique charm and locked access to a wooded area, enhancing privacy and tranquility, along with additional storage solutions such as sheds.

Conveniently located, residents have quick access to market towns - Saffron Walden to the north and Bishop's Stortford to the south, both reachable within a short drive. The estate is well-connected to major metropolitan areas, with hourly trains from Newport and Audley End stations to Cambridge and London Liverpool Street, making for an easy commute. The M11 provides seamless connectivity between Cambridge and London, while Stansted Airport lies just 11 miles to the south.

The Shortgrove Estate offers a rare opportunity to own a piece of history in an idyllic setting, where architectural beauty and modern facilities meet. This exceptional residence not only reflects its storied past but also stands as a beacon of comfortable living. Don't miss this rare chance to become part of an extraordinary community.



Approximate Gross Internal Area
 Main House = 3147 Sq Ft/292 Sq M
 Outbuildings = 3709 Sq Ft/345 Sq M
 Total = 6856 Sq Ft/637 Sq M



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