



Leggatts Farm, Henham Road  
CB11 3LZ



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# Leggatts Farm

Henham Road | Debden Green | CB11 3LZ

## Guide Price £1,650,000

- A beautiful 6-bedroom farmhouse occupying an idyllic setting on the edge of the village, surrounded by rolling countryside
- Extremely spacious and flexible accommodation extending to approximately 3282 sq ft.
- Delightful enclosed gardens, ample off-road parking and swimming pool
- Equestrian facilities including a grazing paddock, stable block, tack room and menage
- Substantial plot extending to 8.18 acres
- Offered with no upward chain
- Council Tax Band: G

### The Property

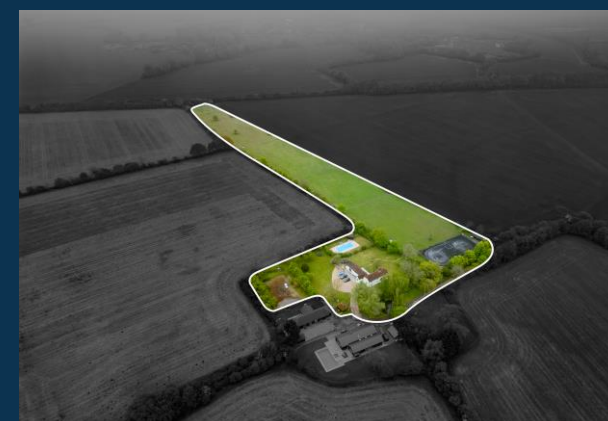
A substantial and attractive, six-bedroom, three-bathroom, Grade II listed farmhouse occupying a truly wonderful setting on the edge of Debden Green and surrounded by rolling countryside. Incorporating a swimming pool, ample off-road parking, equestrian facilities and is offered with no upward chain.

### The Setting

Debden Green is a small hamlet between the villages of Debden, Henham and Thaxted only about 5 miles from the attractive and historic market town of Saffron Walden which provides a variety of shops including 3 supermarkets, weekly markets, schools, leisure facilities and golf course. Trains are available at Audley End station (8miles), Elsenham (4 miles) and Newport (5 miles) both providing trains to London (Liverpool Street). The historic town of Thaxted (4miles) has a number of shops, a school, weekly market, restaurant, and other amenities. The market town of Bishops Stortford lies approx. 10 miles south with additional facilities including access to London via the M11 motorway and Stansted International airport. The University city of Cambridge is approx. 22 miles distant.

### The Accommodation

In detail the property comprises of an entrance hallway with a cloak room set to one side, opening into a good size boot room with personal door leading onto the garden and additional store room, again with personal door onto the garden. To the left of the hallway is the generous, open plan kitchen/ dining room with exposed beams and windows to front and rear aspect. Fitted with a matching range of eye and base level units with granite worksurface over and sink unit incorporated. There is space and plumbing for dishwasher, Rangemaster and fridge/freezer. There is ample space for a





dining table and built in storage cupboards. A feature oak staircase rises to the first floor and a door leads to the sitting room. An impressive dual aspect room filled with character including inglenook fireplace, exposed beams and double doors onto the front gardens. In addition, there is an understair storage cupboard, and door leading into an additional hallway and further door to bedroom six. A dual aspect double bedroom with secondary staircase rising to the first floor.

A spacious primary landing has a built in cupboard, storing hot water cylinder and doors to the adjoining rooms. The wonderful dual aspect principal bedroom benefits from built in wardrobes and ensuite. Comprising freestanding, roll top bath, shower enclosure, W.C, vanity unit with wash hand basin incorporated and heated towel rail.

The recently refitted shower room comprises double shower enclosure, W.C, wash hand basin and heated towel rail. An inner hallway provides access to a further three bedrooms. Bedroom five is a double room with built in wardrobes and windows overlooking the front gardens. Bedroom three is a double room with window to front aspect with built in wardrobes and countryside views. The second largest bedroom is of good proportions with windows to front and rear aspect and access to storage cupboard.



Bedroom two can also be accessed off of the second landing with built in storage cupboard housing additional hot water cylinder and doors to bedroom four and separate shower room. The fourth double room has a large window to front aspect and access to built in storage cupboard.

The shower room comprises shower enclosure, W.C, wash hand basin and radiator.

## Outside

The property is approached by a large, tree lined shared driveway leading on to a sweeping shingle driveway providing ample off-road parking. To the front sits a large lawned area with a variety of mature trees and shrubs providing a high degree of privacy. Further a part walled, enclosed, heated swimming pool with summerhouse and patio surround.

A good size patio area adjacent to the property provides an ideal space for alfresco dining and outdoor entertaining. A large lawned area wraps around to the front and provides access to the pond. A paved pathway leads to an additional paddock with a variety of equestrian facilities including stables and menage.

## Services

Mains electric and water are connected. Private drainage via a water treatment plant. Oil fired central heating. Ultrafast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Type – Detached

Property Construction – C17 timber-framed and plastered house

Local Authority – Uttlesford District Council

Council Tax - G









Total area: approx. 304.9 sq. metres (3282.2 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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