



Upper Pond Street Farm, Duddenhoe End
CB11 4UT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Upper Pond Street Farm

Duddenhoe End | Essex | CB114UT

Guide Price £1,950,000

- A substantial and rarely available Grade II listed country residence with five-bedrooms, three bathrooms and four reception rooms to the main home
- Well-presented accommodation extending to approximately 4782 sqft over three floors
- Versatile games room with large additional store room
- Heated outdoor swimming pool
- Set in a generous, mature plot extending to approximately 4.2 acres
- Delightful, enclosed gardens, ample off-road parking, and a triple bay cart lodge
- Two, two-bedroom semi-detached cottages with separate double bay cart lodge
- Idyllic, rural location surrounded by countryside

The Property

A most attractive Grade II listed, five-bedroom, three-bathroom country house, offered to the market for the first time in over 35 years. Set amidst rolling countryside, this beautifully presented home enjoys an idyllic setting with mature gardens, a swimming pool, excellent ancillary accommodation and wonderful period charm blended with thoughtful modernisation.

The Setting

Duddenhoe End is nestled within the gently rolling landscape of North West Essex, this picturesque hamlet offers a rare blend of timeless rural charm and understated elegance. Surrounded by open countryside and quiet lanes fringed with hedgerows and ancient woodland, the setting is one of peace, seclusion, and a delightful sense of stepping back from the bustle of modern life. This unspoilt village is composed of period homes, traditional farmsteads, and pretty cottages, all gathered around a leafy green and a historic church that marks the heart of the community. Despite its tucked-away feel, Duddenhoe End remains well-connected. The thriving market town of Saffron Walden is within 6 miles, just a short drive to the east, offering excellent schooling, artisan shops, and cultural amenities, while road and rail links to London and Cambridge ensure that the village remains eminently commutable for those seeking a quieter pace of life without sacrificing accessibility. Road links to London and Cambridge are accessible at Junction 8 and 9 of the M11 and the A10. Train services to London Liverpool Street (from 54 minutes) and Cambridge (from 15 minutes) run from Audley End, approx. 4 miles and Kings Cross is accessible from Royston (from 39 minutes) which is approximately 8.5 miles.





The Accommodation

In detail the main house has been sympathetically extended and recently redecorated by the current owner to provide a generous and well-balanced layout across three floors, extending to approximately 4,782 sq. ft. At its heart lies a well-appointed kitchen/breakfast room, offering views to the front and direct access to the rear gardens. Leading off the kitchen is a spacious utility room, pantry, and cloakroom. The ground floor is full of character and charm, offering four elegant reception rooms in the older part of the house, perfect for both formal and informal gatherings. A particular highlight is the fabulous games/party room, which opens onto the swimming pool terrace—an ideal space for entertaining on a grand scale.

Upstairs, the wonderful triple aspect principal bedroom suite is complemented by four further bedrooms and two recently refurbished family bathrooms.



The attic space on the second floor provides an excellent opportunity for conversion, subject to the necessary consents.

Discreetly positioned to the north of the main house and accessed via their own driveway, the two-bedroom semi-detached cottages are exceptionally well presented. Each cottage provides a kitchen/dining area, sitting room, and two bathrooms, and represent a valuable source of income or additional accommodation for family and guests.

Outside

The property sits in approximately 4.2 acres of beautifully landscaped gardens and paddock, which wrap around the house and enjoy far-reaching rural views. The gardens are mainly laid to lawn, enhanced by mature specimen trees, herbaceous borders and well-established hedgerows. A large patio terrace spans the rear elevation and surrounds the heated outdoor swimming pool, offering an exceptional space for summer entertaining.

To the front, a sweeping gravelled driveway leads to a generous parking area, with access to a three-bay cart lodge, further outbuildings and an extensive grass field beyond.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure — Freehold

Property Type — Detached

Property Construction — C18 timber-framed and plastered house

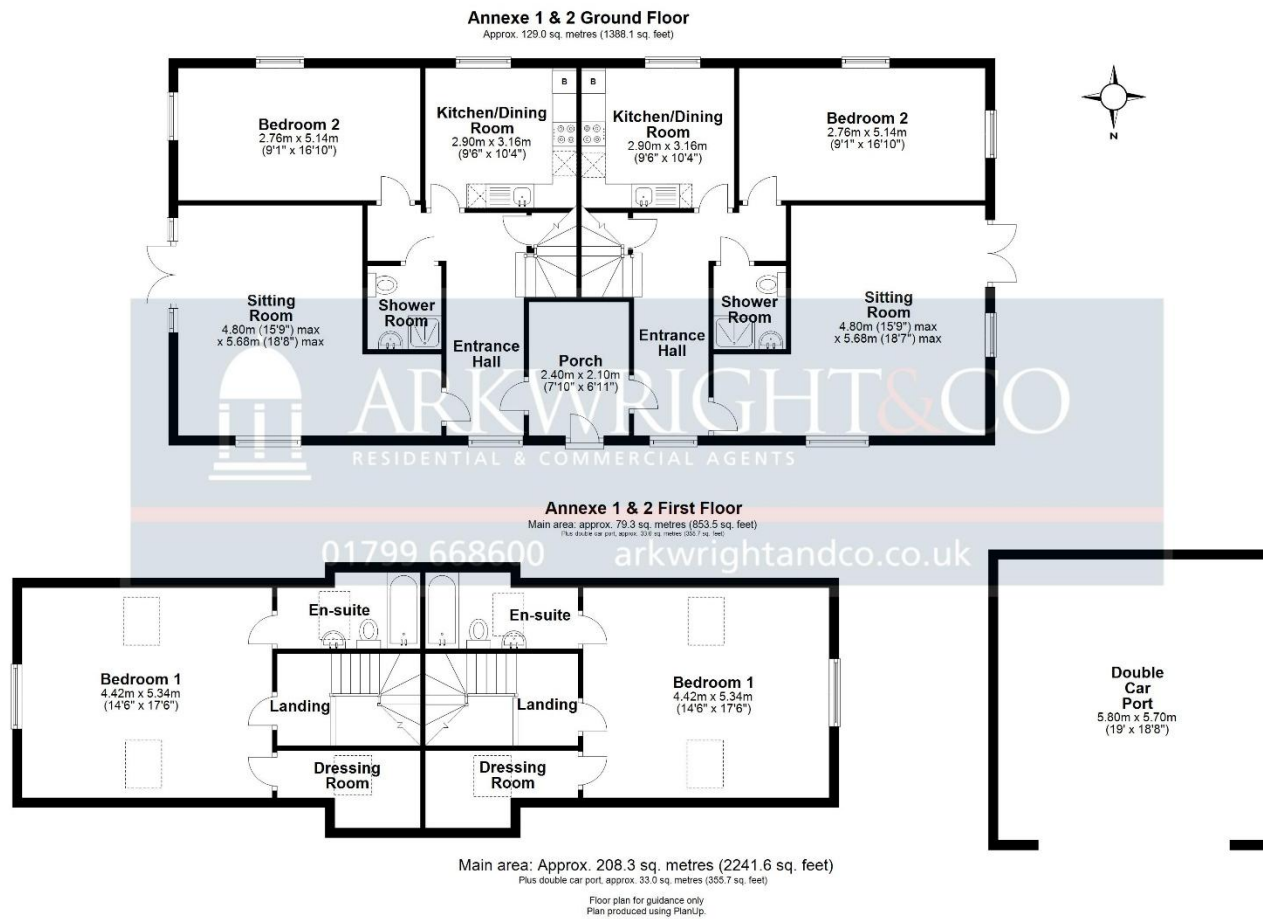
Local Authority — Uttlesford District Council

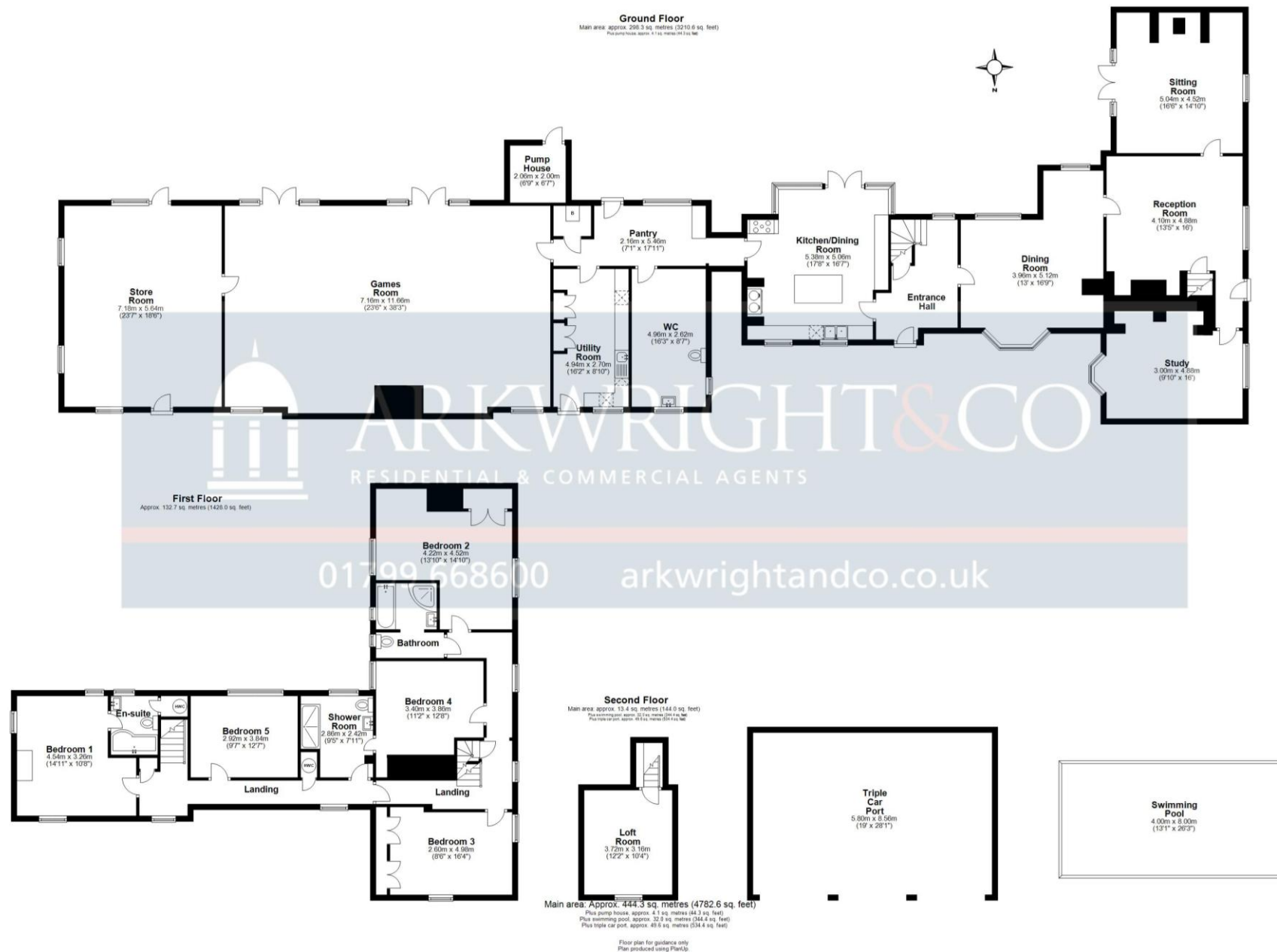
Council Tax — G

EPC — N/A









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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS