



Icknield Lodge, Crawley End, Chrishall
SG8 8QJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Ickneild Lodge

Crawley End | Chrishall | SG8 8QJ

Guide Price £895,000

- Attractive and substantial detached family home with excellent proportions throughout
- Self-contained two-bedroom annexe, ideal for multi-generational living or independent rental
- Versatile ground floor layout including three principal reception rooms, family room and play room
- Bright and spacious kitchen/breakfast room, the true heart of the home
- Five first floor bedrooms, including principal and guest suites with en-suite facilities
- Generous mature plot with established gardens, lawns and seating areas
- Peaceful tucked-away position within the highly sought-after village of Chrishall
- Excellent access to Saffron Walden, Cambridge and London via road and rail links

The Property

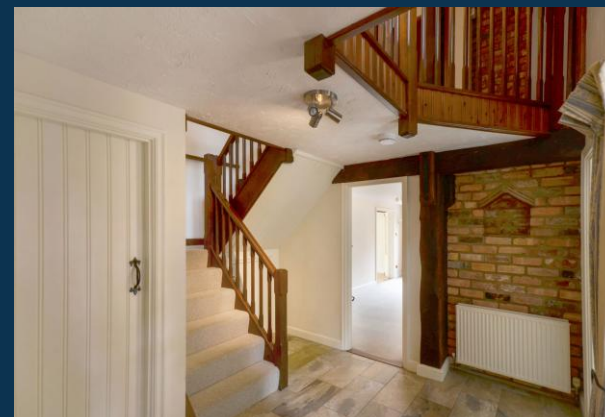
An attractive and extremely well-appointed detached family home, Ickneild Lodge offers generous and versatile living space together with the benefit of a self-contained two-bedroom annexe. Set within a substantial plot, the property enjoys a wonderful tucked-away position in the heart of this peaceful and much sought-after village.

The Setting

Chrishall is a picturesque and historic village located at the highest point in Essex, offering a peaceful rural setting with a strong sense of community. Despite its secluded feel, it boasts a surprising level of connectivity, with convenient access to the M11, A10, and A1 for swift travel to Cambridge, London, and Stansted Airport. Mainline train services are available from nearby Royston and Audley End stations. The village is well-equipped with essential amenities, including a well-regarded primary school, pre-school, playground, sports field, and a community-run village hall. The 12th-century Holy Trinity Church and the historic Red Cow pub add to its charm, while scenic footpaths like the Ickneild Way and Essex Way appeal to walkers and nature lovers.

The Accommodation

Ickneild Lodge is a home of real substance and charm. Tucked away in a peaceful position within the sought-after village of Chrishall, the property offers expansive, versatile accommodation together with a hugely valuable addition, a completely self-contained two-bedroom annexe. Ideal for multi-generational living, visiting guests, or independent rental use.





The main residence combines generous proportions with a welcoming, homely feel. The sitting room is a wonderful centrepiece, a grand, light-filled space with doors to the garden, ideal for entertaining or relaxing as a family. Complementing this are a formal dining room and an elegant garden room, flooded with natural light and offering wonderful views of the grounds. At the heart of the house lies the kitchen/breakfast room, a superb hub of day-to-day living, supported by a useful utility room and additional store areas. A generous family room/ ground floor bedroom with En Suite add to the flexibility, creating the perfect layout for both adults and children alike.

The first floor is arranged around an impressive galleried landing, giving a wonderful sense of space. The principal bedroom and guest bedroom both benefit from their own en-suites, while three further bedrooms and a family bathroom complete the accommodation, all well-proportioned, light and airy.

The Annexe

A defining feature of Icknield Lodge is its self-contained annexe, thoughtfully designed to include two bedrooms, its own kitchen, reception space and bathroom.



Whether used for extended family, independent living for older children, or as a potential income stream, the annexe provides remarkable versatility without compromise.

Outside

The property sits within a generous and mature plot, providing a wonderful sense of privacy. Established gardens surround the home, offering space for outdoor entertaining, play areas, and relaxation. Ample parking is provided to the front of the property.

Services

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

Tenure – Freehold

Property Type - Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

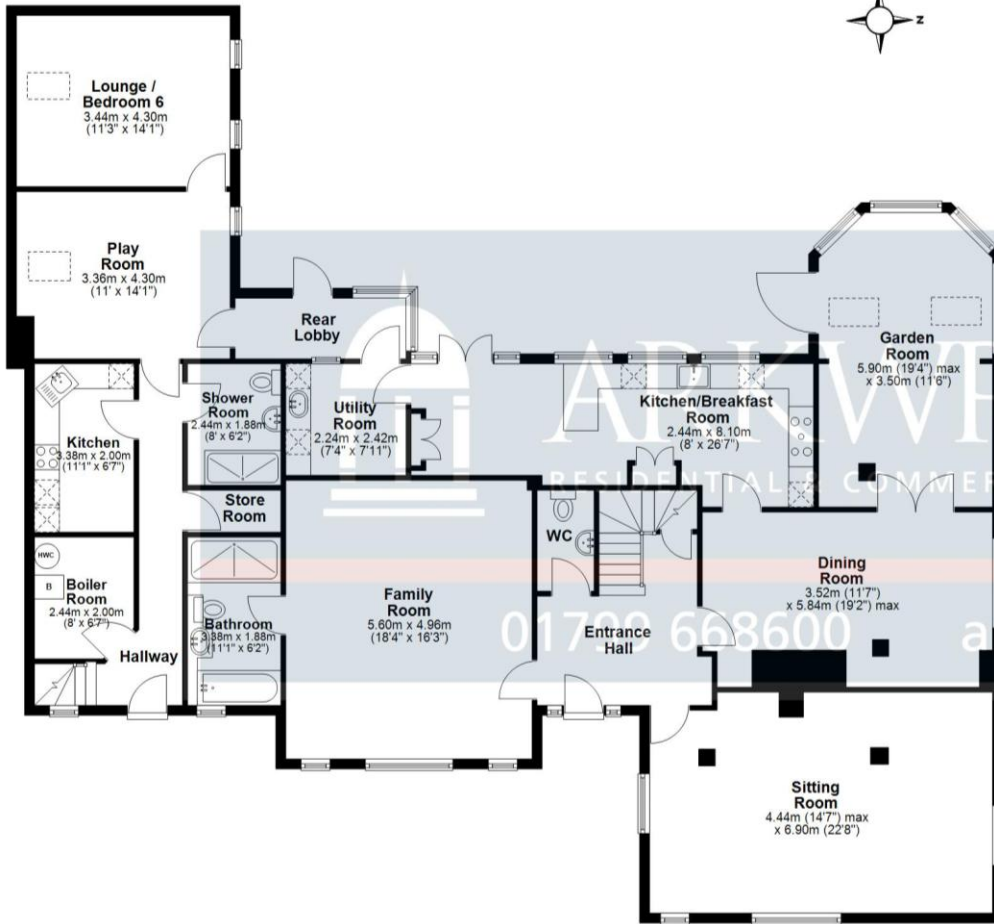
Council Tax – E



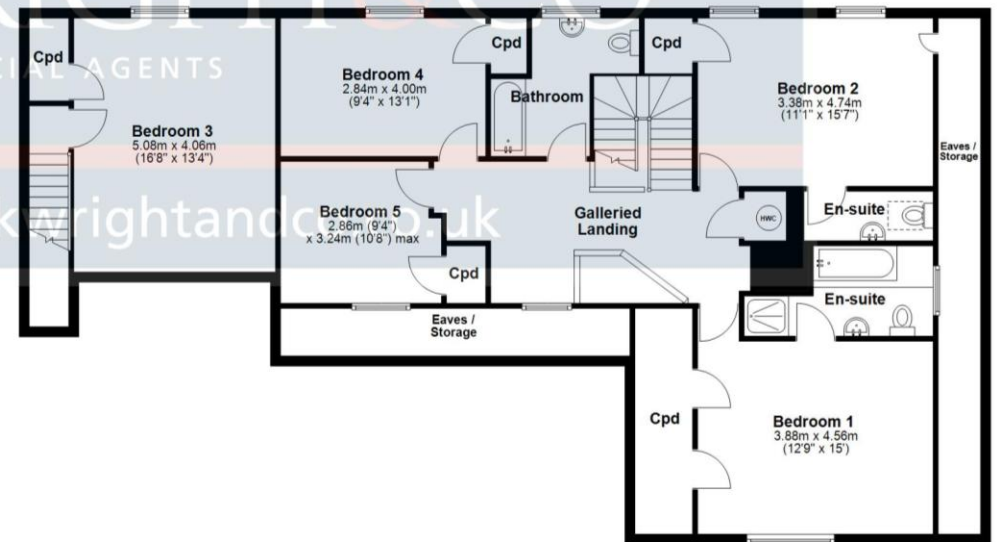




Ground Floor
Approx. 211.0 sq. metres (2271.0 sq. feet)



First Floor
Main area: approx. 129.2 sq. metres (1390.8 sq. feet)
Plus eaves / storage: approx. 15.0 sq. metres (160.1 sq. feet)



Main area: Approx. 340.2 sq. metres (3661.8 sq. feet)
Plus eaves / storage: approx. 15.0 sq. metres (160.1 sq. feet)

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



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