



Wicken Road, Arkesden, CB11 4EY

**CHEFFINS**



## Wicken Road

Arkesden,  
CB11 4EY

- Substantial detached residence
- Main house approx. 3,773 sq ft
- Heated swimming pool
- Approx. 3.6 acres
- Ample garaging & stable block
- Idyllic location in a sought-after village
- No upward chain

An individual and substantial residence set in grounds of approximately 3.6 acres in one of Arkesden's best locations. The property offers accommodation of approximately 3,773 sqft, together with a pair of triple garages and stable block providing equestrian potential.

5 3 3

Guide Price £1,850,000







## LOCATION

The highly regarded and picturesque village of Arkesden with its local Inn/Restaurant is situated 5 miles from the market town of Saffron Walden. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street are about 3 miles and there is an M11 access point, (Jt 8) at nearby Bishop's Stortford.



## GROUND FLOOR

### RECEPTION HALL

A spacious and welcoming reception hall with hardwood entrance door with obscure glazed panels to either side, staircase rising to the first floor and solid timber doors to adjoining rooms.

### SITTING ROOM

A triple aspect room enjoying a good degree of natural light and panoramic views, incorporating a glazed door providing access to the terrace. Fireplace with exposed brickwork and inset stove.

### DINING ROOM

A dual aspect room with window overlooking the garden and glazed door providing access to the terrace and garden.

### CLOAKROOM

Comprising high flush WC, wash basin, mirrored cupboard and obscure glazed window.

### ORANGERY

A series of windows and glazed doors enjoying views and access to the terrace, swimming pool and garden beyond. Built-in storage cupboard with shelving.

### STUDY

Window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a bespoke range of handmade units by Naturally Wood Furniture, with granite worktop, a matching central island, four oven Aga, hob with double oven below, built-in microwave, fridge and dishwasher. The kitchen enjoys a good degree of natural light with windows to three aspects overlooking the gardens.

### UTILITY ROOM

Fitted with a matching, bespoke range of handmade units with granite worktop, ceramic sink unit, full height fridge and freezer, washing machine and tumble dryer. Glazed door providing access to the driveway and window to the rear overlooking the terrace and garden beyond.

## FIRST FLOOR

## LANDING

Windows to the front and rear aspects enjoying views over the garden and elevated views over the nearby rolling countryside and woodland. Walk-in airing cupboard with window to the front aspect. Solid timber doors to adjoining rooms.

### BEDROOM 1

A dual aspect room enjoying stunning views and dressing room with window to the front aspect.

### EN SUITE

Comprising corner bath, separate shower enclosure, WC, vanity wash basin and window to the side aspect.

### BEDROOM 2

Window to the front aspect with stunning elevated views.

### BEDROOM 3

Window to the rear aspect overlooking the terrace and garden.

### SHOWER ROOM

Comprising shower enclosure, WC, vanity wash basin and obscure glazed window.

### BEDROOM 4

Window to the rear aspect with views over the terrace and garden.

### BATHROOM

Comprising panelled bath, WC, vanity wash basin and obscure glazed window.

### BEDROOM 5

Window to the side aspect.

## OUTSIDE

The property is set in arguably one of the best locations in Arkesden, in a private, tucked-away setting, only a short walk to the award-winning Axe & Compasses village inn and surrounded by a network of footpaths.

The grounds extend to approximately 3.6 acres and the property is accessed via a pair of electric gates, in turn leading to an extensive driveway and a pair of triple bay garages with electric up and over doors, power and lighting connected and one with a full size vehicle inspection pit. Above one of the garages is a games room which offers a multitude of uses,

including scope for a substantial annexe (subject to needs and relevant approval).

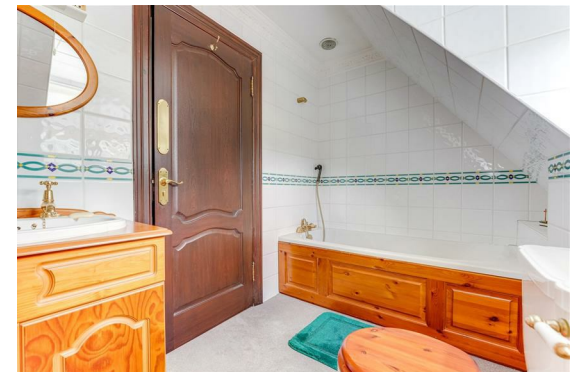
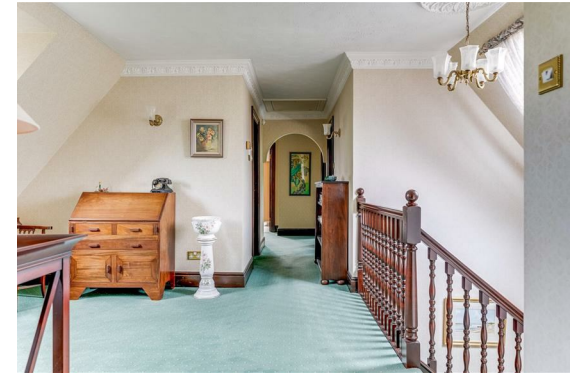
The grounds, designed by Notcutts, have been meticulously maintained over a number of years and are mainly laid to lawn with a number of mature trees, shrubs and bushes and a separate access point via a five bar gate. To the rear of the property is a paved terrace, ideal for al fresco entertaining, together with a heated swimming pool with automated cover and high quality summerhouse/pool house with WC/changing room. There are stunning gardens to the rear, enjoying a significant number of mature trees and a greenhouse.

## EQUESTRIAN POTENTIAL

The grounds offer huge potential for an equestrian set-up. Currently there is a separate five bar gate providing access (including vehicular) to the rear garden which could provide a stunning paddock. In addition is a high quality building with electricity connected, currently incorporating x2 large stables and an oversize hay barn. The building has been designed to be easily enlarged (subject to relevant approval).

## VIEWINGS

By appointment through the Agents.













## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>61</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



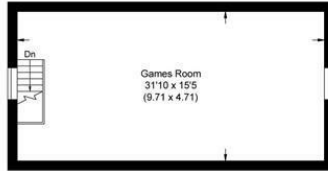
Guide Price £1,850,000  
 Tenure - Freehold  
 Council Tax Band - H  
 Local Authority - Uttlesford



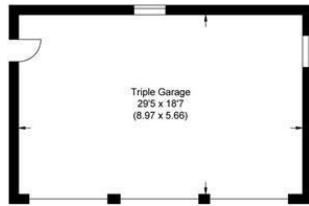




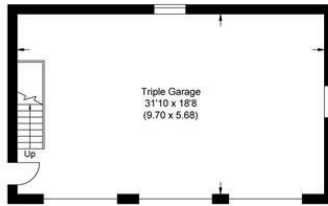




Garage First Floor

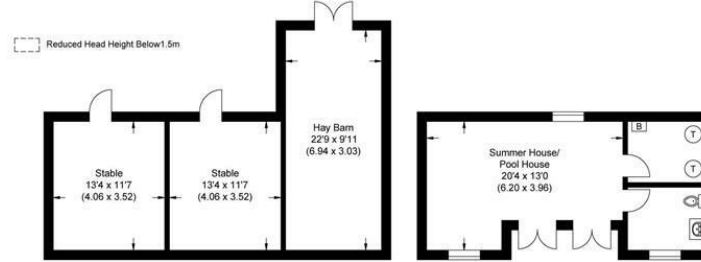


Garage



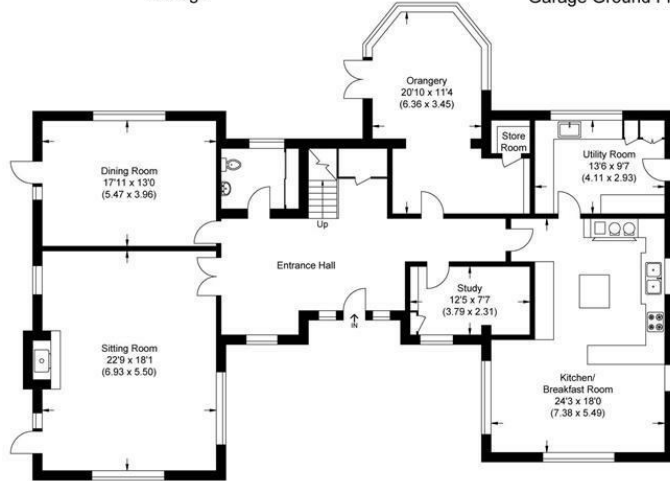
Garage Ground Floor

Approximate Gross Internal Area  
 350.50 sq m / 3773 sq ft  
 (Excludes Garage & Outbuilding)  
 Outbuilding Area 82.0 sq m / 883 sq ft  
 Garage Area 151.50 sq m / 1631 sq ft  
 Total Area 584.0 sq m / 6287 sq ft  
 Including Limited Use Area 18.5 sq m / 199 sq ft

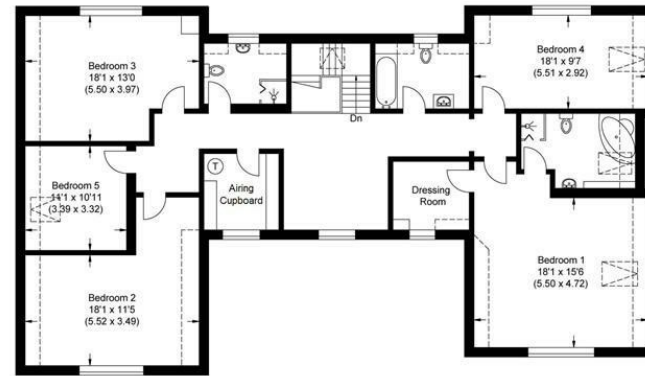


Outbuilding

Outbuilding



Ground Floor



First Floor





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.