



Wenden Road, Arkesden, CB11 4HB

**CHEFFINS**



## Wenden Road

Arkesden,  
CB11 4HB

- Stunning, detached residence
- Approx. 4,500 sqft
- Detached, two bedroom annex
- Set in approx. 1.3 acres
- Highly sought-after village location

A stunning former vicarage in one of North Essex's most sought-after villages. The property enjoys spacious accommodation over three floors, with numerous architectural features, together with a detached, two bedroom annex cottage. The mature grounds extend to approximately 1.3 acres, backing onto woodland and open farmland.

7 5 4

**Guide Price £1,700,000**







## LOCATION

Five miles south-west of Saffron Walden and twenty miles south of Cambridge, Arkesden is considered one of the prettiest villages in the country. Many of the houses in the village date back to the 17th century, and line the idyllic Wicken Water brook which runs the length of the village and is lined by weeping willows as it leads to the River Cam. The village pub, the Axe & Compasses provides a quintessential country pub, it has been recently refurbished and serves some of the best food in the surrounding area. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street are about 3 miles and there are M11 access points at Junction 10 (northbound) and Junction 8 (southbound), both approximately 10 miles away.



This exceptional unlisted seven-bedroom house is set in an idyllic location, high on a hill overlooking the village church in Arkesden, near Saffron Walden, Essex. Home to Sir George Bull, food and drink industry titan, co-founder of Diageo and former Chairman of Sainsbury's, The Old Vicarage is coming to the market for the first time in over fifty years. This sprawling Victorian house bears all the hallmarks of an elegant country home, with hugely spacious reception areas, smart gardens and tons of character along with a series of wonderful period details.

The house is accessed via a sweeping driveway opposite Arkesden's quaint village church, and through a five-bar gate. Fronted by a traditional latticed porch, this red-brick, picturesque house is believed to originally date back to the 16th Century with later additions. On entering the property, the smart hall sees a grand sweeping staircase and leads to two vast reception rooms on either side, both with bay windows, Victorian fireplaces and original shutters. And passing through the hall, a rear corridor leads to a charming and very authentic kitchen, with an Aga and views over the garden. The corridor which is covered in a pretty wallpaper leads to a further cosy reception room, with a fireplace and views to the front of the house, as well as a storeroom with original Victorian shelving, a smart and formal library space with floor to ceiling shelving, a light-filled garden room and a useful rear hall with a large utility room, wood store and a downstairs loo. This incredibly special property is packed with stunning architectural details, together with a vast wine cellar which spans almost the entirety of the footprint of the property.

The grand staircase leads to a spacious landing, from which there are six bedrooms and four bathrooms. The principal bedrooms to the front of the house have bay windows and breathtaking views over the church and the surrounding village. In addition, a separate study provides a fantastic work from home space. A further staircase leads to the loft, which sees another bedroom as well as plenty of storage.

Outside, a smart patio area accessed via the garden room leads to the stunning walled gardens have a sweeping lawn with a summerhouse and plenty of mature trees and shrubs. There is a vast pond, with the potential to provide a swimming pond, and an additional summerhouse – all extending to approximately 1.3 acres. Backing onto a copse and open farmland, the gardens are highly private and include two large garages and a workshop.

The Old Vicarage also has a two-bedroom cottage in the grounds. Constructed approximately 10 years ago, the cottage has been thoughtfully designed with gable ends, finished in shiplap and comes with a large living area and a private garden – perfect for staff or even as a rental.

Bought by Sir George Bull and his family over fifty years ago, the house is now in need of sympathetic refurbishment. Still bearing charming details

including original wallpaper and a series of delft tiles in the kitchen, the property has huge potential to be expanded and reconfigured to suit modern family day life.

## ADDITIONAL LAND

There is an additional paddock on the opposite side of the lane available by separate negotiation. The paddock measures approximately 2.95 acres and is subject to a covenant not to create any additional dwellings without the consent of the current vendor or their descendants and an overage clause regarding any development on the land at 35% for 35 years.

## AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – Main House Band 'G' / Annex Band 'A'
- Property Type – Detached house with annex
- Property Construction – Main House brick and timber / Annex brick and timber
- Number & Types of Room – Please refer to the floorplan
- Square Footage – Main House 4,564.22 sqft / Annex 985.97 sqft
- Parking – Garaging and driveway
- Conservation Area – Yes
- UTILITIES/SERVICES
- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Oil fired boiler with radiators and wood burners
- Broadband – Fibre to the Cabinet
- Mobile Signal/Coverage – Fair
- RIGHTS OF WAY, EASEMENTS & COVENANTS
- We have been made aware this property does contain restrictive covenants.

## BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

## ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

## VIEWINGS

By appointment through the Agents.











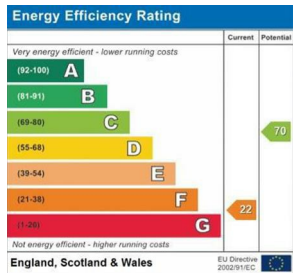




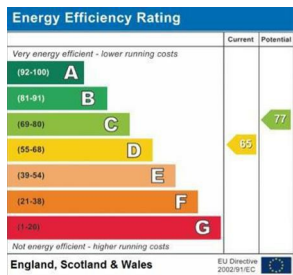








EER - Main House



EER - Annex

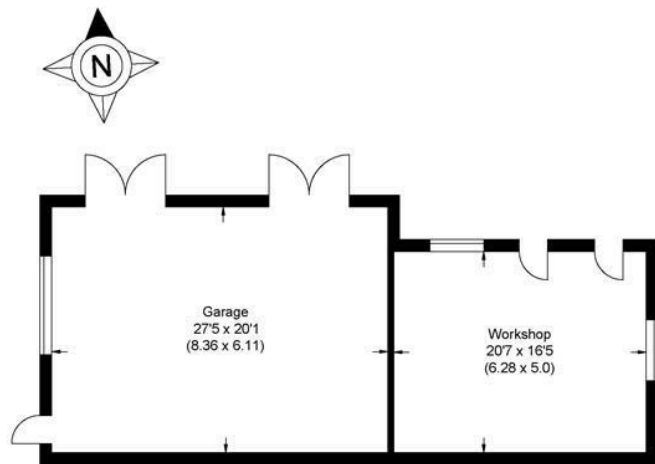


Guide Price £1,700,000  
 Tenure - Freehold  
 Council Tax Band - Main House 'G' / Annex 'A'  
 Local Authority - Uttlesford

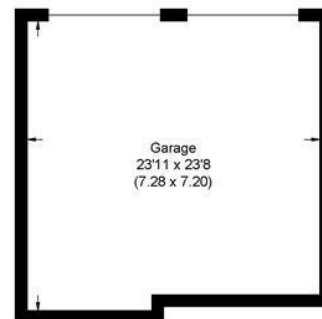




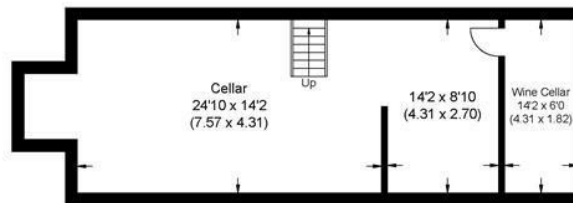




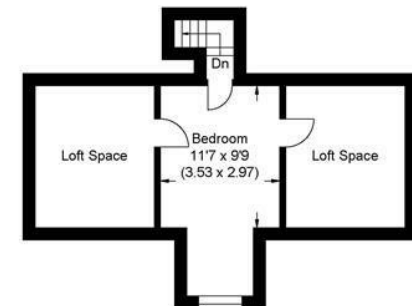
Outbuilding



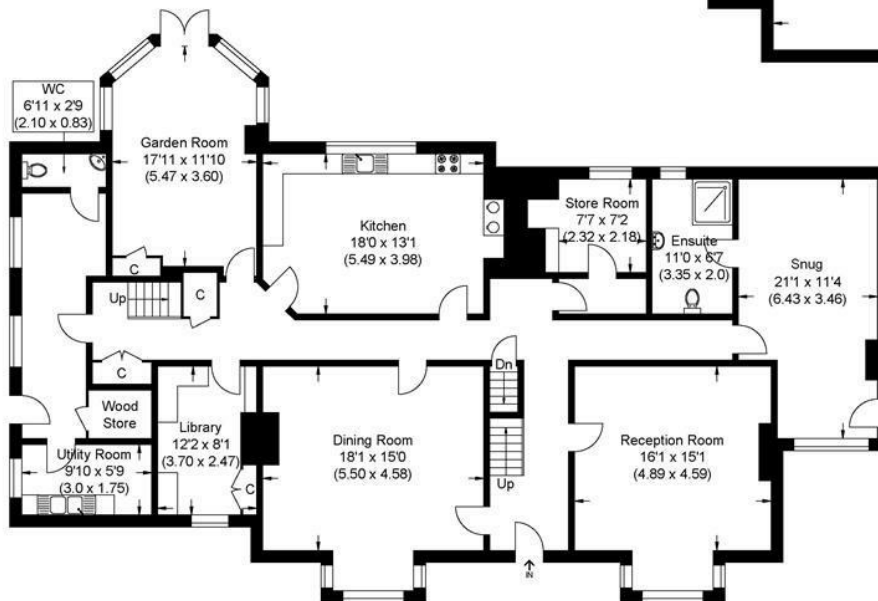
Garage



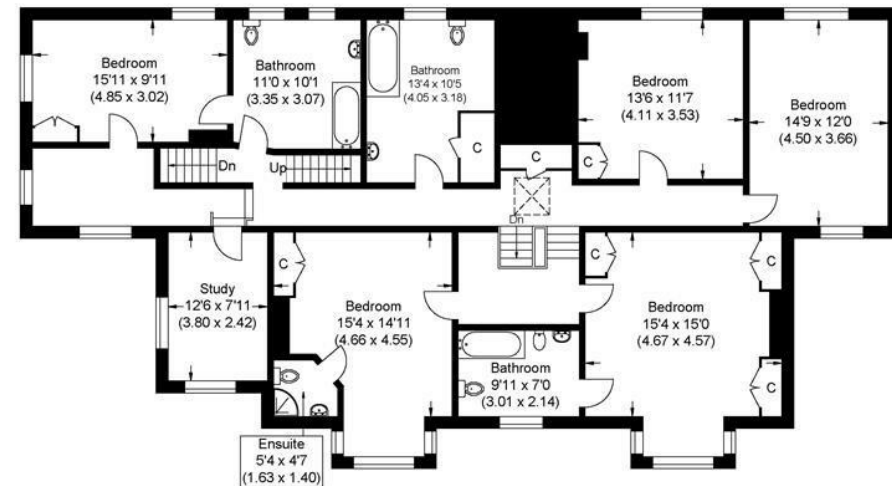
Cellar



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
 424.05 sq m / 4564.44 sq ft  
 (Excludes Garage, Cellar & Outbuilding)  
 Cellar Area : 55.83 sq m / 600.94 sq ft  
 Garage Area : 50.74 sq m / 546.16 sq ft  
 Outbuilding Area : 83.23 sq m / 895.88 sq ft  
 Total Area : 613.85 sq m / 6607.42 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area  
91.60 sq m / 985.97 sq ft  
(Excludes Mezzanine)  
Mezzanine Area : 14.95 sq m / 160.92 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

