



Upper Pond Street Farm, Duddenhoe End





Upper Pond Street, Duddenhoe End **CB11 4UT**

Knight Frank are pleased to offer this delightful Grade II listed family home with extensive secondary accommodation.

The property is set in around 4.2 acres of beautiful gardens in a stunning countryside location yet within easy reach of local amenities and transport links.



Tenure: Available freehold

Local authority: Uttlesford District Council

Council tax band: G

Services: Mains electricity and water. Oil fired central heating, private drainage



Situation

Duddenhoe End is a charming small village, which is surrounded by open countryside. The delightful market town of Saffron Walden is within 6 miles with a range of boutique shops, more comprehensive shopping and excellent schools. 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 Property

Upper Pond Street Farm is a delightful Grade II listed country house, which the current owner has extended extremely well over the years. The house benefits from a unique games/party room overlooking the swimming pool, an ideal family/entertainment area, with four additional reception rooms located in the older part of the house. The kitchen/breakfast room is well equipped and has access to the garden as well as overlooking the front of the house. Leading from the kitchen is a large utility room, pantry and cloakroom.

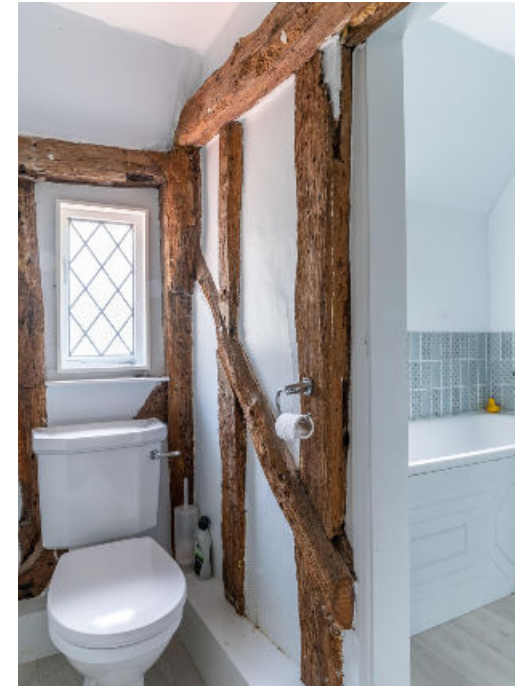
The bedroom accommodation is well arranged on the first floor and includes a principal bedroom suite, four further bedrooms and two recently refurbished bathrooms. The attic provides a further space which could be converted into a bedroom (subject to planning).

Gardens and Grounds

To the north of the house is the magnificent secondary accommodation which is accessed by its own driveway. There are a pair of two bedroom semi-detached cottages, both with kitchen, sitting room and two bathrooms.

The charming gardens are a particular feature of the property, which are mainly laid to lawn and interspersed by mature specimen trees and shrubs. An extensive patio wraps around the back of the house and swimming pool, excellent for outdoor entertaining. To the front, the gravel driveway provides plenty of parking, with access to a 3-bay carport, and an extensive field beyond.





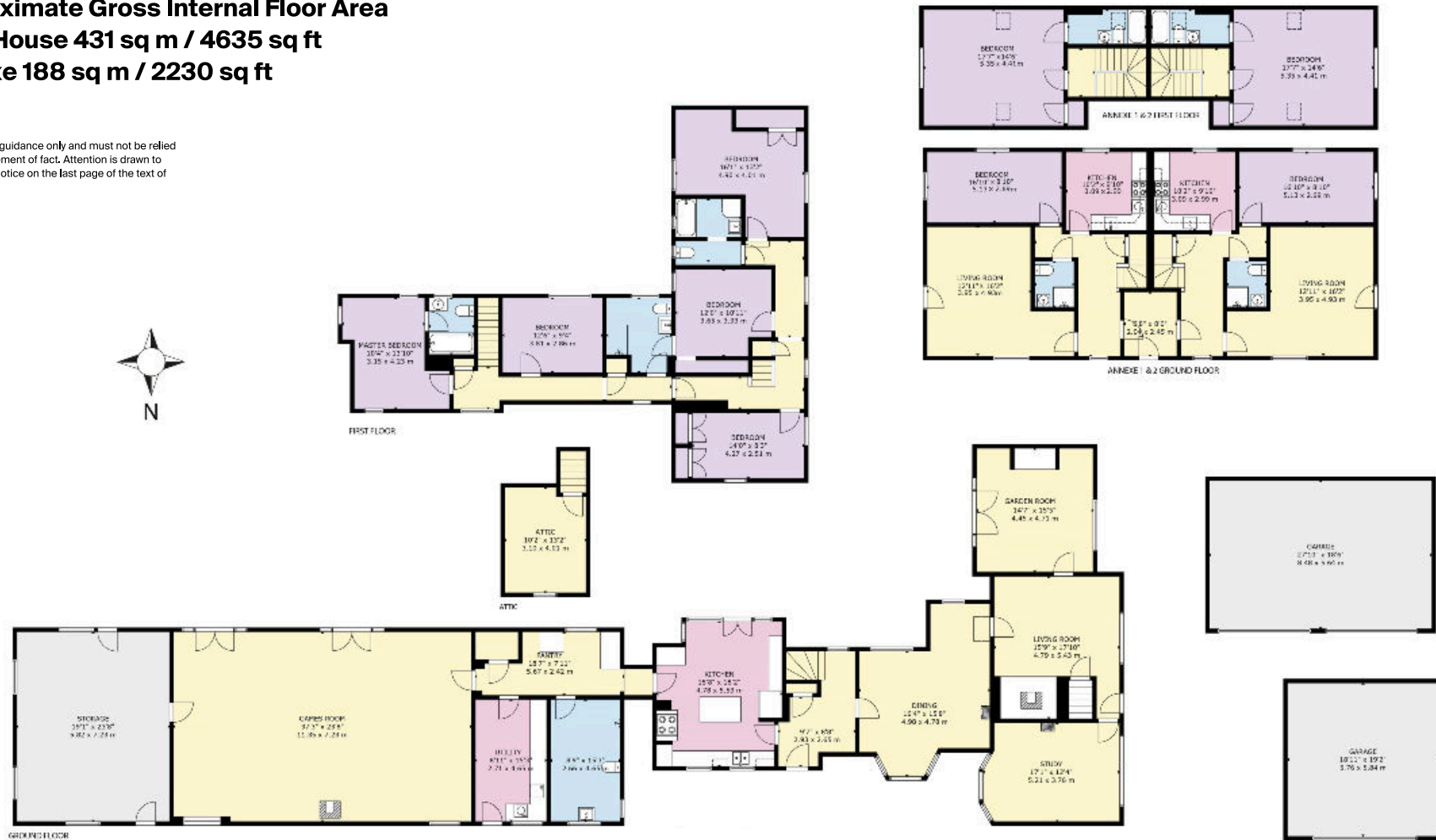
A blend of period
and modern styling



Charming gardens
and extensive
secondary
accommodation

Approximate Gross Internal Floor Area
Main House 431 sq m / 4635 sq ft
Annexe 188 sq m / 2230 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

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