



Crawley House Ickleton Road, Elmdon, CB11 4LT

Guide Price £1,295,000 Freehold



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**AN EXCEPTIONAL DETACHED GRADE II LISTED TIMBER FRAMED FAMILY HOUSE IN AN ELEVATED CENTRAL VILLAGE POSITION ADJACENT TO THE CHURCH IN THIS CHARMING AND SOUGHT-AFTER RURAL LOCATION WITH WELL PRESENTED FIVE BEDROOMED ACCOMMODATION OF ABOUT 2650 SQFT SET IN BEAUTIFULLY PRESENTED MATURE GARDENS OF ABOUT 0.48 ACRES.**

- Grade II Listed timber framed house
- 2650 sqft / 246 sqm
- About 0.48 acres
- Driveway and double open cart lodge
- EPC - Exempt
- 5 beds, 3 bathrooms, 4 reception rooms
- 16th century
- Mature grounds with storage barn
- Oil-fired heating to radiators
- Council tax band - G

Crawley is an exceptional detached 16th century Grade II listed timber framed house built circa 1600 of rendered, part pargetted, jettied elevations under a peg tiled roof and an attractively detailed, original chimney stack. It has many original features and offers well planned accommodation of about 2650 sqft over three floors.

The vaulted reception hall has the staircase to the first floor and an understairs cloakroom. The drawing room has a substantial exposed timber ceiling, inglenook fireplace, four windows looking down onto the village and a door leading to the dining room. There is a well fitted, dual aspect kitchen/breakfast room with a good range of timber units and fitted appliances. It leads to the family room with fireplace, an attractive bay window and the second staircase. There is a spacious utility room.

The first floor landing opens to two bedrooms, a dressing room and an ensuite bathroom. Bedroom one features a vaulted ceiling and connects to an inner landing leading to the second bathroom. The side landing gives access to bedrooms 3 and 4, a further bathroom and the stairs to bedroom 5.

The attractive mature gardens and grounds extend to about 0.48 acres. There are driveways to each side of the house and a detached open fronted double cart lodge. There is a period storage barn of rendered elevations under a slate roof. The gardens are well maintained, laid mainly to lawn with mature trees, shrubs and borders. Vegetable garden and greenhouse.

#### **Location**

The house sits in an elevated position adjacent to The Church of St Nicholas. Elmdon is an attractive small village set in attractive rolling countryside close to the Cambridgeshire border. Facilities are available nearby in the market towns of Saffron Walden (6 miles), Royston (9 miles) and Cambridge (12 miles). Audley End mainline station is about 4.5 miles away and the M11 (junction 10) 6 miles.

#### **Tenure**

Freehold

#### **Services**

Oil-fired radiator heating with boiler concealed in the kitchen. Mains water, electricity and drainage. Calor gas to hob and family room open fire.

#### **Statutory Authorities**

Uttlesford District Council.

Essex County council.

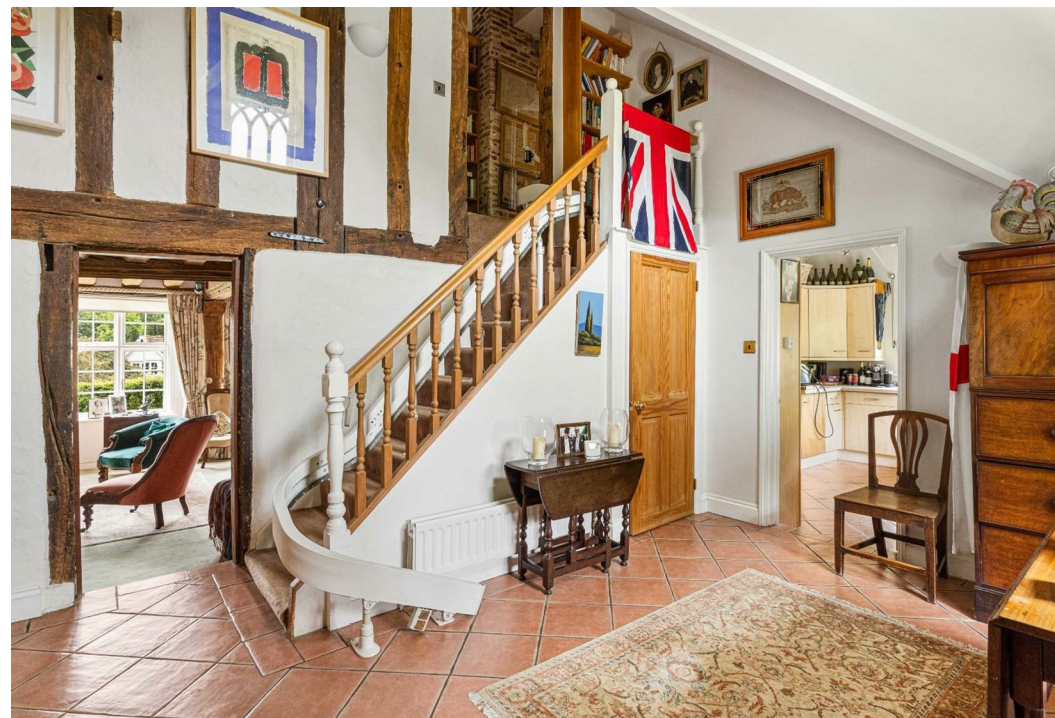
Council tax band - G

#### **Fixtures and Fittings**

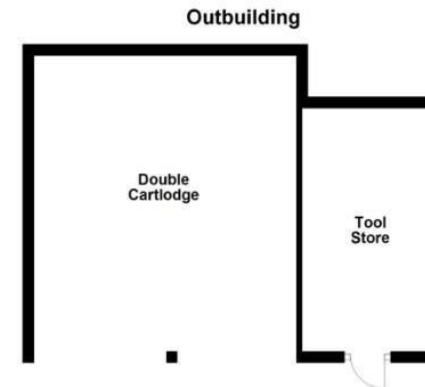
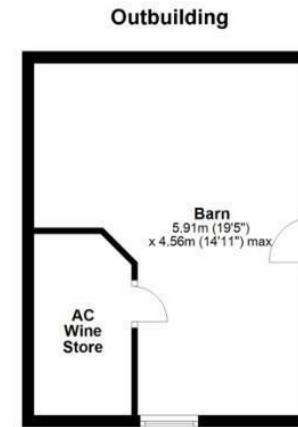
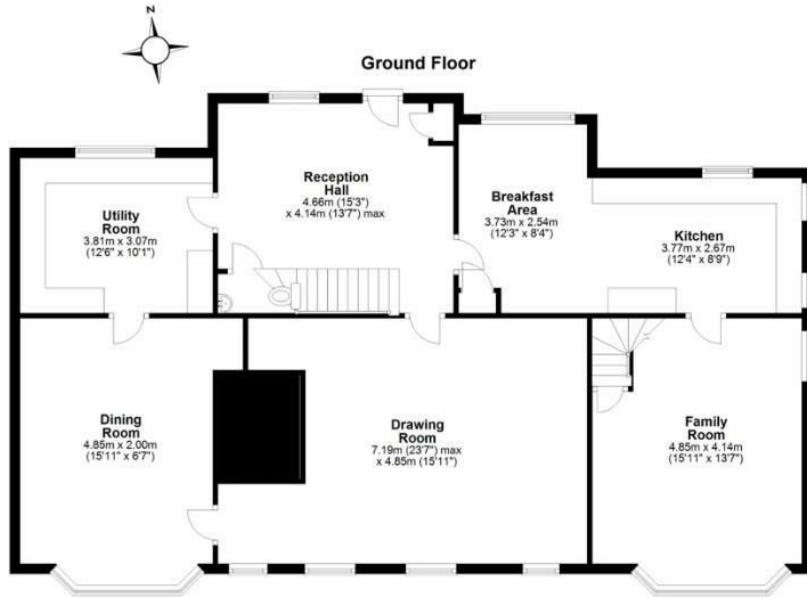
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

Strictly by appointment through the vendor's joint sole agents, Redmayne Arnold and Harris.







Approx gross internal floor area 246 sqm (2650 sqft) house only



