



Icknield House, 72 Frogge Street, Ickleton, Saffron Walden, CB10 1SH
Offers In Excess Of £1,500,000 Freehold



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A SUBSTANTIAL DETACHED INDIVIDUAL FAMILY RESIDENCE APPROXIMATELY 2700 SQFT SET WITHIN GLORIOUS GARDENS AND GROUNDS OF THREE ACRES WITH EQUESTRIAN FACILITIES AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Substantial detached house
- 5 bedrooms, 2 bathrooms, 4 reception rooms
- Oil fired central heating
- Scope for expansion/development subject to planning consents
- Council tax band - G
- 2705 Sqft/231 Sqm
- 3.04 acre plot
- Ample parking for multiple vehicles
- EPC-D/55
- Chain free

Icknield House is a substantial detached family residence of approximately 2700 Sqft with great scope for further enlargement and modernisation. The property is perfect for those with an equine interest boasting paddock and stabling. The accommodation comprises a generous welcoming reception hall with stairs rising to first floor accommodation and a cloakroom/WC just off. The dual aspect sitting room boasts a feature fireplace, fitted book and display shelving plus cupboards and French doors providing access to the garden. There are three further reception rooms, these include a snug, dining room with French doors out to the garden and a home office. Additionally there is a garden room leading out on to the patio. The kitchen/breakfast room is fitted with a range of base level and wall mounted storage cupboards, ample fitted Corian work surfaces with inset double sink unit, four ring hob, extractor, pantry cupboard and integrated dishwasher. There is an attractive ceramic tiled floor with heating under. Just off the kitchen is the utility room with base level cupboards, a boiler cupboard housing a free standing oil fired central heating boiler and space for the usual white goods.

Upstairs, off the galleried landing are four large double bedrooms and a fifth bedroom/box room. There is an en-suite shower room to the master bedroom plus a family bathroom with a separate WC servicing the other bedrooms.

Outside the property is approached via a sweeping driveway, flanked on both sides by a neat formal lawn and a variety of mature trees and bushes. There is ample parking and double garage and to the side is access for a horse box if required. The rear garden is predominantly laid to manicured lawns with flower and shrub borders and beds, a generous paved patio and a further selection of mature trees and bushes. The equine area to the rear of the garden comprises a large post and rail paddock with field shelter, stabling, tack room, storage and workshop, all with power, light and water connected. The gardens and grounds back onto farmland and enjoy maximum levels of privacy and seclusion.

Location

The charming village of Ickleton sits on the Essex/Cambridgeshire border, offering a quintessential English village experience. Residents enjoy the friendly local pub, convenient village shop and post office, and a beautiful parish church. For a wider array of amenities, the historic market town of Saffron Walden is just 5.5 miles away, while the world-renowned University city of Cambridge is a short drive to the north. Commuters benefit from mainline rail connections at Great Chesterford (1.5 miles) and Audley End, providing swift journeys to Cambridge and London Liverpool Street. Excellent road links via the A11 and M11 offer easy access to Stansted Airport, the M25, and central London, making this a superbly connected countryside retreat.

Tenure

Freehold

Services

Mains services connected include: electricity and water. Oil fired central heating. Private drainage - septic tank

Statutory Authorities

South Cambridgeshire District Council
Council tax band - G

Fixtures and Fittings

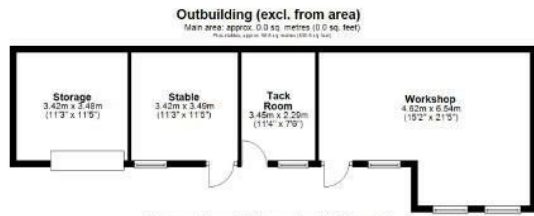
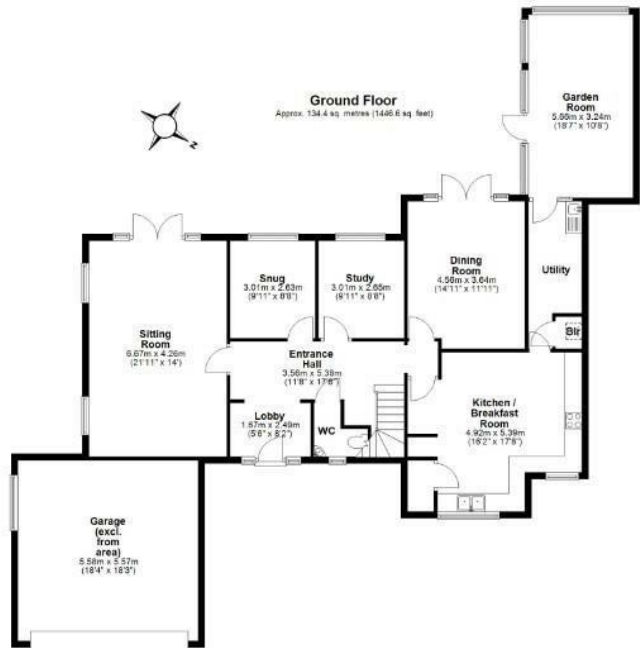
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 251.3 sq. metres (2705.0 sq. feet)

Plus: approx. 10.0 sq. metres (107.6 sq. feet)

Drawings are for guidance only.

They are not intended to be used for legal purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	63
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



