



EH

EXQUISITE  
HOME

## A DIVINE SETTING

This handsome detached double fronted Edwardian house was purchased by the present owners in 2020, noting its location on the edge of the conservation area and its excellent central village position. The house needed to be taken back to its bare bones and it has been completely refurbished in keeping with its period features and age. In addition to the redecoration, rewiring and general improvements, the owners removed the old lean to conservatory and built a stunning kitchen/breakfast room across the back of the house and developed the second floor. The house has a small gravel frontage and there is one parking space with gardens to the side and the rear.



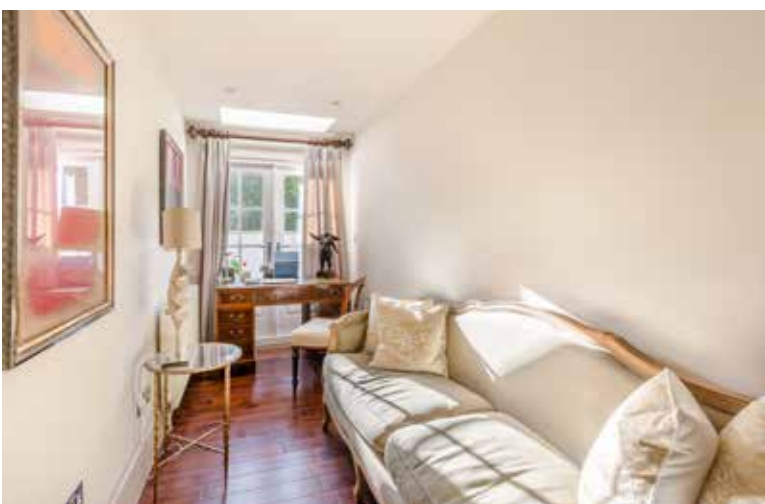


The front door opens into the light and airy entrance hallway floored in engineered mahogany. It is painted in Farrow and Ball, as is the entire interior, in this case in Dimity. To the right is the delightful living room painted in Joa's White and with the high ceiling, bay window and gracious proportions so typical of the Edwardian era. There is an open fire and the owners use this space as the TV and family room. To the left is the equally charming sitting room painted in Hague Blue and with natural light pouring through the bay window and slanting through the plantation shutters. There is an open fire in this room too with a limestone surround and this is the space used for more formal entertaining. It is rare to find a property with such symmetry and two such spacious and delightfully appointed reception rooms leading off the hallway and the immaculate interior only increases the sense of period charm throughout the house. The entrance hallway is T-shaped and part of it to the rear of the house has been transformed into a study area, using purpose built joinery. A pair of French doors open out into the courtyard and there is a skylight overhead, flooding this area with natural light. There is a useful downstairs cloakroom with stylish dark grey tiles, a counter top basin, plantation shutters and plenty of storage, and to the right is the pretty dining room painted in Oval Room Blue. The floor is tiled and there is a fireplace with shelves in the alcove to the right. This is a lovely space for more formal dining but with French doors to the courtyard it also makes a perfect breakfast room.

The kitchen/breakfast room is the heart of the house, beautifully designed and laid out. It is painted in Wimborne White with the cabinets painted in navy blue. The whole room is illuminated with sunlight streaming through the atrium and there is a stylish central island with a sink and drawers. The limestone flooring has underfloor heating and extends through the inner hall into the dining room. The worktops are white quartz and there is a ceramic butler sink, double Rangemaster with a gas hob and extractor hood, integrated dishwasher, microwave, fridge/freezer and wine fridge. It also has a large walk in pantry leading off it. Thoughtfully laid out and decorated, it is a stunning room with wonderful views through the large windows and French doors on to the garden. There is a useful laundry room to the right of the hallway with storage, freezer, butler sink, dishwasher, washing machine and tumble dryer and in the stairwell a cellar area has been created with refrigeration and space for wine storage.



*A Stunning Contemporary Space*



*“The interior is spacious, light filled and beautifully appointed...”*

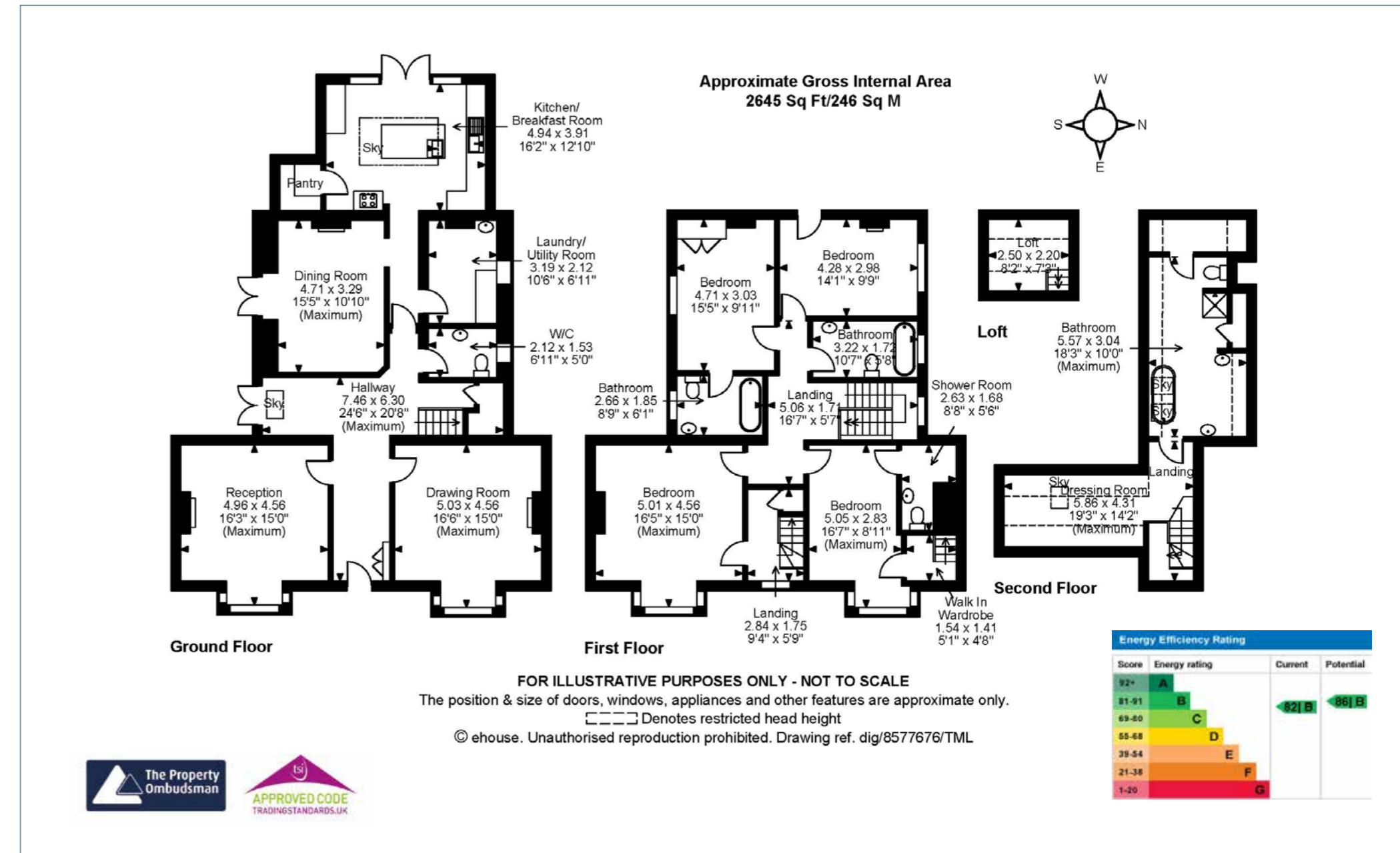


The exceptional principal bedroom has a large bay window, a breakfast nook in the stairwell and a staircase rises to the second floor, where the generous and elegant bathroom and dressing room can be found. With accommodation, storage and bathing facilities arranged on two levels, this is an extremely attractive suite of rooms, the bathroom benefiting from a large walk in shower, a freestanding oval bath with freestanding taps, two elegant wall mounted counter top basins and a storage cupboard, all flooded with natural light streaming through the skylights. The bedroom to the front left also has a large bay window and direct access to an en-suite shower room and walk in wardrobe. The guest room has a built in wardrobe, fitted shelves and an ensuite bathroom with bath. The fourth bedroom is a good sized double and could easily be used as a playroom or home office. The family bathroom has a truly luxurious Edwardian feel with a large freestanding bath, chrome towel heater and elegant oval counter top basin. The accommodation is completed by a small loft area on the second floor with a glazed frontage looking down on the second bedroom. It is a multi-purpose area, ideal for storage, a teenage hangout or a study area.

# LOCATION

To the rear of the house is the attractive Indian sandstone patio with the rest of the upper and lower level of the garden laid to lawn. A gravelled seating area has been formed in front of a wall with an arch containing a pretty little chill out area ideal for barbecues and general relaxing and socialising. There is a gravelled seating area to the side of the house which is a suntrap, ideal for al fresco dining or a chilled glass of white wine at the end of the week. There is also a useful storage shed. Steeple Bumpstead itself meets the basic needs, but Cambridge, Saffron Walden, Great Dunmow and Bury St Edmunds are all within easy reach for larger shops and more amenities.

North Essex is one of the most attractive parts of this large county. With many popular villages, it is also the home of historic market town Saffron Walden and the beautiful Jacobean mansion Audley End. Transport links are excellent with trains running straight into London Liverpool Street and with the M11 easily accessible. Ideal for commuters and families, it is a popular part of Essex for very good reason. The delightful village of Steeple Bumpstead lies equidistant between Saffron Walden and Sudbury, a thriving community well served with many amenities. It has been a settlement since at least 1042 and was mentioned in the Domesday Book. The village has a primary school, two pubs, a local shop, Post Office, petrol station, library, village hall and the Grade I listed parish church which dates back to the eleventh century. With many delightful period features, an idyllic village setting and a large, versatile and immaculate interior, this lovely Edwardian house is an absolute gem.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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