

Wood End Henham



Pottrill
Holland

Property Agents



Wood End, Wood End Green

Henham

Essex

Nestled in the peaceful surroundings of Wood End Green in Henham, **Wood End** is a remarkable 17th-century Grade II Listed thatched cottage set within approximately 2.85 acres of beautifully landscaped grounds. This substantial residence spans 3,100 square feet and is brimming with period charm and character. It has been thoughtfully updated to blend timeless elegance with modern comforts.

The main house is steeped in history, evident in its exposed beams, original fireplaces, and leaded windows, while benefiting from extensive renovations by the current owners. The heart of the home is the stunning kitchen/breakfast room, installed just three years ago.

Finished in a classic, timeless style, it features an impressive central island, vaulted ceilings with exposed oak trusses, and abundant natural light. Adjoining the kitchen is a useful utility room, along with a newly created laundry room off of the study provides additional practical space.

The ground floor also includes a warm and inviting sitting room with a newly fitted log-burning stove, perfect for cosy evenings in. There is a separate dining room, a family room, a study, and an elegant entrance hall, all offering wonderful views of the gardens and access to the outdoor terraces.

The first floor of Wood End features five charming bedrooms, two en-suite shower rooms, and a stylish family bathroom. Each room is filled with character, showcasing exposed timber beams, vaulted ceilings, and leaded cottage windows that let in plenty of natural light.

The principal bedroom serves as a peaceful sanctuary, complete with dual-aspect windows, original beams, and a modern en-suite shower room featuring elegant fittings. Bedroom Two is a bright and inviting double room with attractive angles and lovely countryside views. Bedroom Three is also a generous double, benefiting from its own en-suite, making it perfect for guests.

Bedroom Four is currently arranged as a nursery, radiating warmth and personality with its beams and playful layout. Bedroom Five is tucked away, offering versatility as a guest room, study, or dressing area, and includes built-in wardrobes.







The family bathroom is designed in neutral tones, blending classic style with modern convenience. It features a deep bath, stylish tiling, and period-style fittings, all framed by the home's distinctive beams.

Each room provides garden or countryside views, skillfully balancing the charm of a Grade II Listed cottage with the comforts of contemporary living.

Beyond the main house lies an exceptional 1,700-square-foot detached barn, ideal for multigenerational living, guest accommodation, or entertaining.

This stylish and contemporary space includes two to three bedrooms, a temperature-controlled wine room, and a vast open-plan kitchen/living/dining area with vaulted ceilings and floor-to-ceiling windows.

Bi-folding doors lead directly onto a raised terrace with steps down to a secluded seating area, perfect for summer gatherings or quiet evenings overlooking the surrounding countryside.

The grounds at Wood End span approximately 2.85 acres, featuring a beautiful combination of landscaped gardens, an open paddock, and serene countryside views. A sweeping gravel driveway leads to a turning circle with ample parking, all set behind electric gates and mature hedging.

At the rear of the house, a large stone terrace provides an ideal setting for alfresco dining, overlooking meticulously maintained lawns, vibrant flower beds, and mature trees.



A picturesque pond with a wooden footbridge and island serves as a tranquil focal point, enhanced by a charming seating gazebo. Families will appreciate the dedicated play area, while adults can unwind in the wellness centre, which includes a sauna and a steam room, along with a hot tub.

Wood End is an enchanting countryside retreat with easy access to local amenities and excellent road and rail links, making it ideal for families seeking a balance between rural living and modern convenience. This is a rare opportunity to acquire a heritage home that offers both historic charm and contemporary comfort.

Agents Notes:

- Tenure: Freehold
- EPC Band - Exempt (Grade II Listed)
- Uttlesford District Council - Tax Band G - £3,618.62
- All Mains Services Connected
- The Neighbouring Property "The Barn" Has A Right Of Access Over The Driveway To Access Their Property
- Mobile Coverage: "Limited" Indoor & "Likely" Outdoor Coverage Across Most Major Networks (Ofcom)
- Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

Nestled in the charming village of Henham, Essex, this property boasts lovely views of the Green. Henham features a primary school, post office, village shop, church, and a pub with a restaurant. Nearby amenities include an award-winning gym and Saffron Walden Rugby Club. The village is about 8 miles from Bishop's Stortford and Saffron Walden. Elsenham, the closest mainline railway station, is just a 6-minute drive away, with Junction 8 of the M11 under 7 miles and Stansted Airport less than 10 miles away.









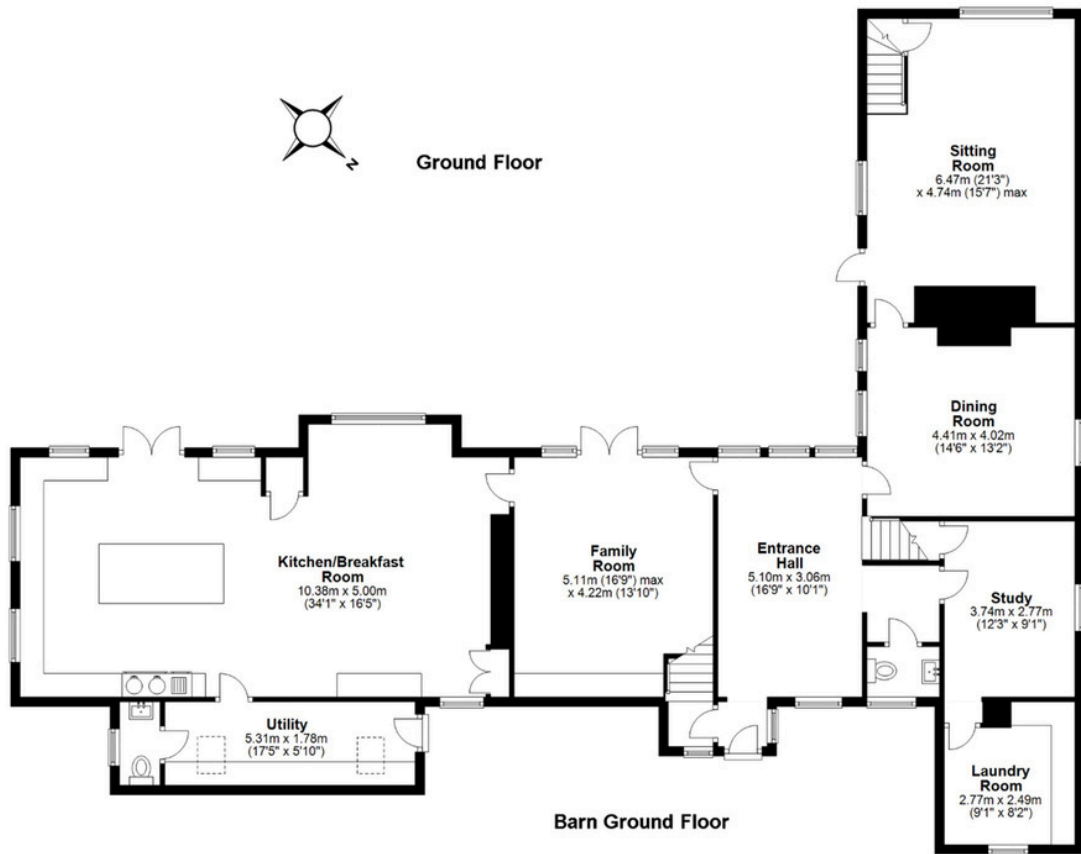








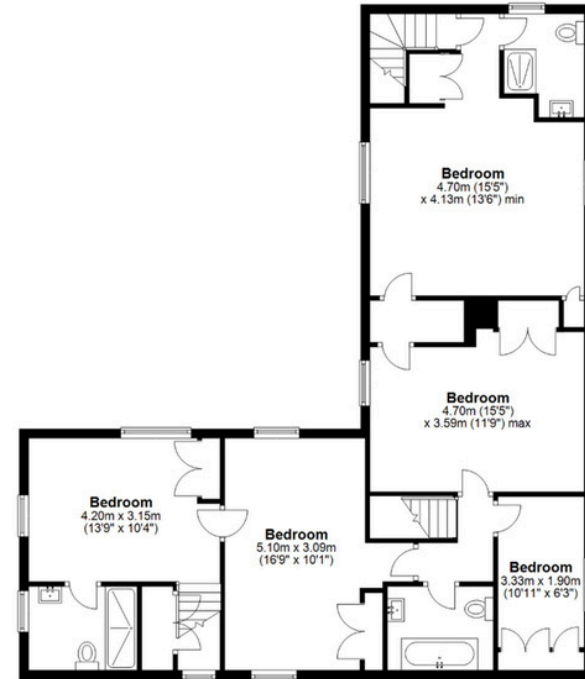
Ground Floor



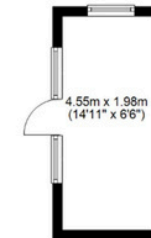
Barn First Floor



First Floor



Sauna



Main House approx gross internal floor area 288 sqm (3100 sqft)

Barn approx gross internal floor area 158 sqm (1700 sqft)





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