






## ICKLETON PLACE

Saffron Walden





DATING BACK TO 1937, ICKLETON PLACE IS A  
UNIQUE, BEAUTIFULLY APPOINTED AND  
PRESENTED HOME SITTING IN 3.07 ACRES OF  
LANDSCAPED GROUNDS

			EPC
6-7	4	4	TBC

Local Authority: Cambridgeshire County Council  
Council Tax band: H  
Services: Mains gas, electricity, and water. Private drainage.  
Tenure: Freehold  
Postcode: CB10 1SP



# THE PROPERTY

A residence of distinction, this exquisite home seamlessly blends period elegance with contemporary sophistication, offering a sanctuary of refined living in a coveted setting. Upon entering, one is greeted by the warmth of wood flooring and the captivating presence of a feature fireplace with wood burner, while elegant Crittall windows and doors frame enchanting views of the landscaped rear gardens. The adjoining parlour, with its original panelled walls, exposed wooden floors, and another period fireplace, provides an intimate retreat for both relaxation and entertaining.

To the front, the study is a haven of tranquillity, enhanced by a fireplace and windows that bathe the space in natural light. Adjacent to the kitchen, the snug features a graceful bay window overlooking manicured lawns, while a generously proportioned boot room, with bespoke storage, adds a layer of practicality and direct access to the front of the property. The rear hallway leads to a truly exceptional Smallbone kitchen and breakfast room, where bespoke cabinetry, stone worktops, and premium appliances—including a Quooker boiling tap. A central raised island contained gas hob and grill hob with overhead extractor. There is also traditional mains gas AGA, butler sink and the floor is beautiful stone flooring through out. The Crittall box extension floods the breakfast and family room with natural light, creating an inspiring space for gatherings, complemented by a walk-in pantry and fully fitted utility room. Discreetly positioned at the back of the hallway, a practical shower and WC offer further convenience.

Ascending the main staircase, illuminated by four front-facing windows—including a unique stained-glass leaded window—reveals the principal suite, a sanctuary of calm with a split-level en suite arrangement. Here, a dressing area with freestanding roll-top bath, and doors to a luxurious shower room create an indulgent private retreat. The principal bedroom is further enhanced by a fireplace, bespoke built-in furniture, dual-aspect windows, and a graceful bay with sweeping garden views.









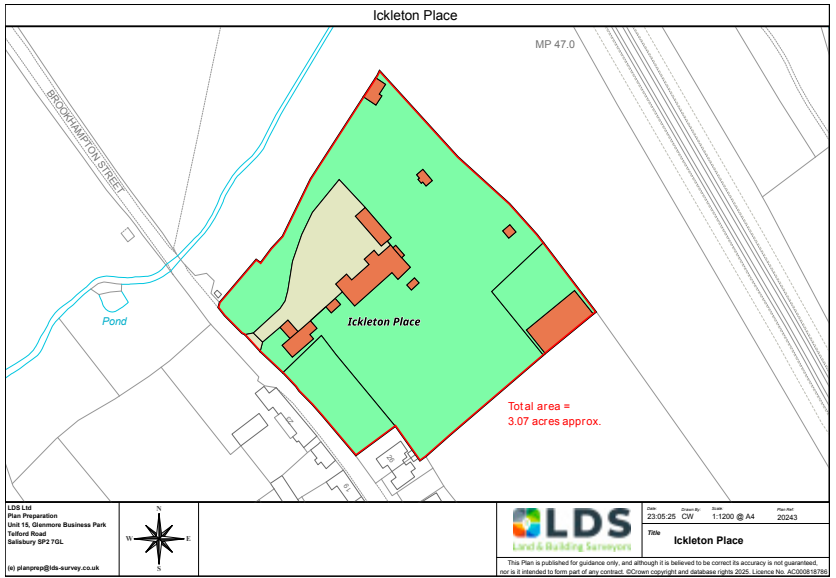
# GARDENS AND GROUNDS

Nestled within approximately 3.07 acres of exquisitely landscaped grounds, this remarkable residence promises absolute privacy and a lifestyle of refined tranquillity. Accessed via secure electric gates, the property is introduced by sweeping manicured lawns and a picturesque pond, complete with a decked seating area—an idyllic spot for morning coffee or sunset reflections. The approach is both impressive and practical, featuring a triple garage, covered carport, bike store, and a generous in-and-out driveway. The gardens, sustained by a private borehole and fully automated irrigation system, are a horticultural delight: vibrant flower borders embrace a charming period-style greenhouse, while mature trees and thoughtful planting ensure year-round beauty and seclusion. Further highlights include a versatile outbuilding, an enchanting enclosed rose garden with open studio-style seating—perfect for summer gatherings—a dedicated children’s play area, and a spacious chicken run for those seeking a taste of country living. To the rear, the formal gardens are artfully arranged around a dramatic water feature and fountain, with a striking 17-metre rill leading directly to the main entertaining terrace. Here, beneath the dappled shade of pleached trees, you’ll find an inviting space for al fresco dining and relaxation, seamlessly connected to the kitchen for effortless entertaining. Beyond, a professionally fenced tennis court with multi-sport astro turf await sports enthusiasts, while an outdoor kitchen, stylish al fresco seating area, and a tiled hot tub provide the ultimate setting for entertaining or unwinding in style.

# LOCATION

The charming village of Ickleton sits gracefully 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. Families are exceptionally well catered for, with access to acclaimed schools including Dame Bradbury’s Independent School—feeding into the prestigious Stephen Perse Foundation in Cambridge. The city also offers a selection of leading independent schools such as The Perse, St Faith’s, and The Leys. 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.

This exceptional property offers a rare blend of luxurious country living, outstanding amenities, and superb connectivity—truly a sanctuary for those seeking the very best of both worlds.







Approximate Gross Internal Area = 524.5 sq m / 5645 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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