



DAVID
BURR

South Lodge
Ickleton, Cambridgeshire



South Lodge, 70 Frogge Street, Ickleton, Saffron Walden CB10 1SH

Ickleton is an attractive village on the Cambridgeshire/Essex border and enjoys local amenities including public house, village shop, post office and a fine Parish church. Wider facilities are available in the Medieval market town of Saffron Walden (4 miles to the east) and the high-tech university City of Cambridge (13 miles to the north) with its comprehensive cultural, recreational and shopping facilities. Furthermore, there are a variety of schools in the area including renowned independent schools in Saffron Walden and Cambridge. For the commuter, there is access to the A11 and M11 with Stansted Airport approximately 19 miles, whilst mainline rail services are available at Great Chesterford (1.2 miles) and Audley End (5 miles).

South Lodge is an imposing Georgian residence situated on the edge of this popular village and is a fine example of Georgian architecture with high ceilings, decorative cornicing, sash windows and working window shutters, open fireplaces and a range of high quality floor coverings. Built in 1820 and altered in 1837 and again in more recent times, the property enjoys stunning grounds measuring in all about 3.06 acres and benefits from a range of impressive outbuildings including a 2 bedroom detached annexe and a 4 bay coach house providing parking for around 10 vehicles with additional accommodation above.

An impressive Georgian village house situated within a popular village location.

Entrance into:

GRAND ENTRANCE HALL With quarry tiled flooring, vintage radiators, decorative cornice, staircase to the first floor with storage beneath, door to the rear and doors to:

DRAWING ROOM A stunning reception room with sliding sash window to the front aspect with working window shutters and open fireplace set within a stone hearth, bay window with further sash windows and window seats, decorative alcove and further storage and quarter cut oak flooring.

DINING ROOM Another stunning formal reception room with sliding sash window to the front with working window shutters, open fireplace with decorative hearth, decorative cornicing, oak floor and serving hatch.

SITTING ROOM A further reception room with sash window with working window shutters, fireplace with log burning stove, picture rail and doors opening to the **Cellar** and **Kitchen**.

KITCHEN A stylish handmade bespoke kitchen with a range of wall and base units under granite worktop with double butler sink inset. Integrated appliances include electric Aga with dual hotplates, full height fridge, fridge/freezer, larder, dishwasher, plenty of space for breakfast table and chairs and a bay window with oak wooden flooring and sash window with views across the grounds creating an ambient coffee corner.

UTILITY ROOM With an extensive range of storage and further base units under worktop with space and plumbing for a washing machine and tumble drier. Stable door to the rear.

STUDY With decorative cornicing, wood flooring and sash window.

CLOAKROOM Fitted with a vintage Thomas Crapper WC and wash basin.

CELLAR A useful dry cellar that would be ideally utilised for wine storage.

First Floor

LANDING With sash window and oak window shutters on the half landing. A generous landing with staircase to the second floor, decorative moulded cornicings and doors to:

PRINCIPLE SUITE A stunning spacious bedroom with decorative cornicing and alcove, wood flooring and sliding sash window to the front aspect. **En-Suite** stylishly fitted with a freestanding roll top bath with ball and clawed feet, double tiled shower cubicle, wash basin, WC, heated towel rail and decorative tiled flooring with underfloor heating and sash windows with oak window shutters.

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BEDROOM 2 Another generous double bedroom of dual aspect with decorative cornicing, sliding sash window and door to the **Dressing Room** with a further sash window to the front.

BEDROOM 3 Another double bedroom with decorative cornicing, sliding sash window and wash hand basin.

BEDROOM 4 With wooden flooring, sash window and **En-Suite** comprising tiled shower cubicle, WC, pedestal sink unit and part tiled walls and flooring.

BATHROOM Accessed via a lobby with a large airing cupboard with window above with steps leading down to a spacious and stylish bathroom comprising freestanding roll top bath with ball and claw feet, double tiled shower cubicle, WC, pedestal sink unit, vintage radiator, tiled flooring with underfloor heating and sliding sash window with oak window shutters.

Second Floor

ATTIC ROOM A generous attic room that could be utilised as further guest accommodation having shower room located to the other side of the eaves. Alternatively used as a games room or further home office.

Annexe

A highly versatile and practical outbuilding formerly the original Coach House currently utilised as a **two bedroom Annexe** with open plan **Kitchen** and **Sitting Room**, accessed via French doors leading to the courtyard with two bedrooms and a shower room located off with a staircase leading to the first floor with an extensive **Games Room** that could be utilised as further accommodation. The space could also be utilised as a Garden Kitchen for those who enjoy outdoor entertaining.

THE COACH HOUSE

Another exceptional outbuilding with parking for a range of vehicles and accessed via four bay barn style doors to the first floor. There is a further range of extensive and practical rooms currently utilised as a **Snooker Room, Meeting Room, Gym** and Office with adjoining Kitchen and Cloakroom facilities.

Outside

The property is approached via wrought iron gates leading to the sweeping carriage driveway past stone bollards, linked by chains, lawned areas and a range of mature trees. A five bar gate leads to the gravelled courtyard at the side of the property and access to the Coach House providing extensive off-road parking for multiple vehicles. The extensive grounds are beautifully mature and include mature trees and specimen trees, topiary hedging and a wooded copse to the rear. The property further enjoys an extensive York stone terrace set adjacent a raised **Koi Carp Pond** with steps leading out to an expanse of traditional lawn, whilst a range of further practical outbuildings include a heritage style Hartley Botanic **Greenhouse, Stable, Tack Room** and **Workshop** and a range of further storage sheds.

In all about 3.06 acres.

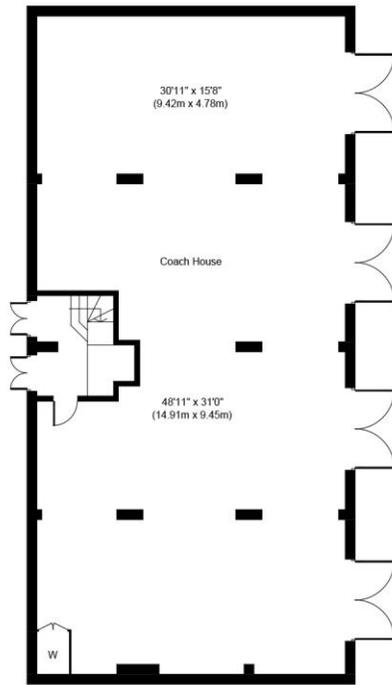
SERVICES: Main water, electricity, main drains, oil-fired heating. **NOTE:** None of the services have been tested by the agent.

TENURE: Freehold.

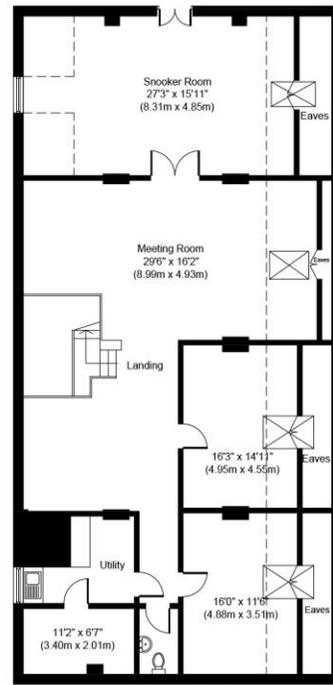
LOCAL AUTHORITY: South Cambridgeshire District Council . Council Tax Band: H. £4,077.64 per annum.

EPC RATING: F.

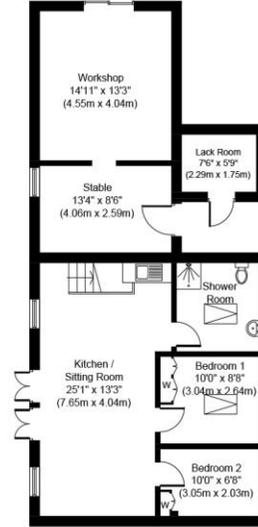
VIEWING: Strictly by appointment through David Burr – 01787 277811.



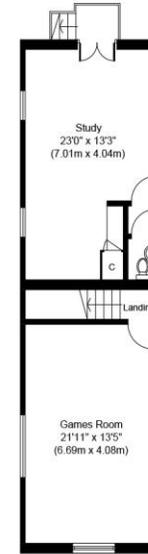
Outbuilding Ground Floor
Approximate Floor Area
2034 Sq. ft.
(189.0 Sq. m.)



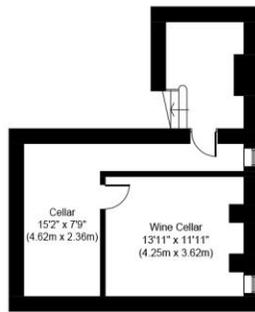
Outbuilding First Floor
Approximate Floor Area
(Excluding Eaves)
1834 Sq. ft.
(170.4 Sq. m.)



Annexe Ground Floor
Approximate Floor Area
942 Sq. ft.
(87.5 Sq. m.)



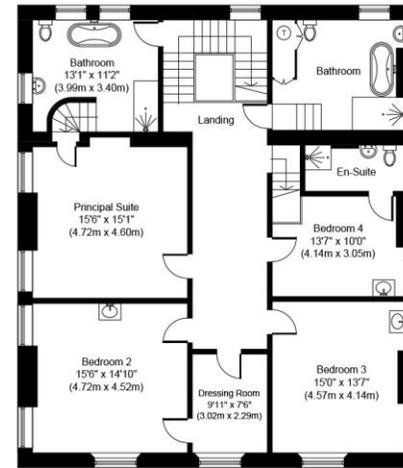
Annexe First Floor
Approximate Floor Area
664 Sq. ft.
(60.8 Sq. m.)



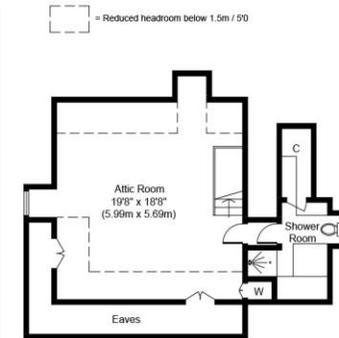
Lower Ground Floor
Approximate Floor Area
433 Sq. ft.
(40.2 Sq. m.)



Ground Floor
Approximate Floor Area
2022 Sq. ft.
(187.9 Sq. m.)



First Floor
Approximate Floor Area
1621 Sq. ft.
(150.9 Sq. m.)



Second Floor
Approximate Floor Area
(Excluding Eaves)
484 Sq. ft.
(45.0 Sq. m.)

- Reduced headroom below 1.5m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





