



Kestrels, Henham Road
CB11 3NA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Kestrels

Henham Road | Hamperden End | CB11 3NA

Guide Price £1,650,000

- Exceptional open-plan living with a triple-aspect kitchen and dining suite featuring a designer waterfall island and seamless access to the gardens via floor-to-ceiling bi-fold doors
- Arranged over three floors, the property offers flexible family accommodation, including a dedicated ground-floor study for home working
- Expansive 0.36-acre plot that overlooks tranquil, tree-lined countryside with double garage and a self-contained first-floor studio with an independent shower room
- A luxurious primary bedroom boasting a vaulted ceiling, a dedicated dressing area, and a private balcony with panoramic views

The Property

A stunning six-bedroom detached residence that masterfully combines contemporary architecture across three floors, with a high-specification finish, set within a generous 0.36-acre plot overlooking tranquil countryside. This is a rare example of modern luxury, alongside a versatile outbuilding in the highly sought-after setting of Hamperden End.

The Setting

Nestled in the tranquil hamlet of Hamperden End on the fringes of Debden Green, Henham Road offers an idyllic rural lifestyle within the highly sought-after Essex countryside. This peaceful location is perfectly positioned for families and commuters alike, sitting just 3 miles from the charming village of Henham, which provides essential local amenities including a village shop, a public house, and a highly-regarded primary school. For a wider range of services, the historic market town of Thaxted is a mere 3 miles away, while the award-winning town of Saffron Walden lies approximately 5–6 miles to the north, offering boutique shopping, Waitrose, and outstanding secondary education. Excellent transport links are a hallmark of the area, with Elsenham station (approx. 4 miles) and Audley End station (approx. 7.5 miles) providing direct rail services to London Liverpool Street and Cambridge. Additionally, easy access to the M11 (Junction 8) at Bishop's Stortford ensures convenient road connections to London, the M25, and Stansted Airport, making this an exceptional location for those seeking a balance of country charm and modern accessibility.

The Accommodation

Upon entering Kestrels, you are greeted by a light-filled entrance hall featuring contemporary tiled flooring and a striking oak and glass staircase. The ground floor has been masterfully arranged to balance quiet retreats with expansive social spaces, including a dedicated study for home working and a refined sitting room finished in sophisticated tones. The heart of the home is the spectacular open plan kitchen / dining room / sitting room, a triple-aspect masterpiece of modern design.





This space boasts a sleek, handleless kitchen with a large waterfall island and premium integrated appliances, all flowing seamlessly into a bright dining area framed by floor-to-ceiling bifold doors. Practicality is equally considered, with a utility room and guest WC conveniently situated to serve the main living areas. The sitting area offers a cozy yet contemporary atmosphere, centered around a focal log-burning stove with a bespoke vertical log store. This room, along with the kitchen, features impressive bi-fold doors that dissolve the boundary between the interior and the expansive stone terrace.

The first floor is centred around a bright landing that provides access to four of the property's six bedrooms, including a spectacular principal suite. This primary retreat features a vaulted ceiling and an entire wall of floor-to-ceiling glazing that opens onto a private balcony, offering peaceful views over the rear gardens. The suite is further enhanced by a dedicated dressing area with bespoke fitted cabinetry and a luxurious en-suite finished in floor-to-ceiling marble-effect tiling, featuring a freestanding oval bath and a separate walk-in rainfall shower. The remaining bedrooms on this level are generously proportioned and impeccably presented, including bedroom two, which benefits from its own private en-suite shower room with contemporary Crittall-style detailing. Bedrooms five and six are well-served by a stylish



family bathroom that includes a modern white suite with both a curved bath and a separate glass-enclosed shower cubicle. Maintaining the property's signature blend of high-end aesthetics and practical comfort.

The second floor offers two additional expansive double bedrooms that provide an ideal setup for older children or guest accommodation. Bedroom three is a particularly generous suite, featuring dual-aspect views and significant floor area, while bedroom four offers a quiet, elevated retreat with charming eaves storage and elevated views over the surrounding countryside. Serving these rooms is a further well-appointed bathroom, elegantly finished with a contemporary white suite, including a panelled bath and modern tiling. This floor perfectly rounds off the home's impressive internal layout, ensuring a versatile and balanced distribution of space across all three levels.

Outside

To the front, Kestrels presents a striking contemporary facade with a spacious driveway providing ample off-road parking.

Complementing the main residence is a substantial detached outbuilding, which significantly enhances the property's versatility. The ground floor houses a spacious double garage, while the first floor has been masterfully converted into a professional-grade Studio / Home Office or gym, complete with its own independent shower room and sleek oak flooring. This self-contained space is perfect for those requiring a quiet work environment or a private fitness suite, further establishing this home as a truly comprehensive modern estate.

Kestrels is set within a generous plot of approximately 0.36 acre, where the meticulously landscaped gardens offer a high degree of privacy and an idyllic backdrop for outdoor living. A vast stone-paved terrace wraps around the rear of the property, providing an expansive space for entertaining that connects effortlessly to the internal living areas via multiple sets of bi-fold doors. Beyond the terrace, the lawn extends toward a post-and-rail fence, offering uninterrupted views over the tranquil, tree-lined countryside.

Services

Mains electric and water are connected. Air source heat pump fired central heating. Private drainage is connected. Standard broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – G





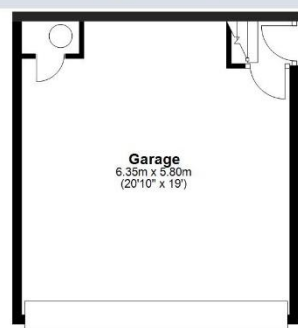




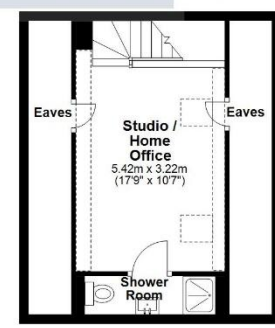
Second Floor
Approx. 73.7 sq. metres (792.8 sq. feet)



Outbuilding
Approx. 36.8 sq. metres (396.4 sq. feet)



Outbuilding First Floor
Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 375.4 sq. metres (4040.5 sq. feet)

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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