



Icknield House, 72 Frogge Street  
CB10 1SH



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# Ickniel House

72 Frogge Street| Ickleton | CB10 1SH

Guide Price £1,450,000

- Substantial and individual detached family residence extending to approximately 2,700 sq ft, set within grounds approaching three acres
- Established equestrian facilities, including paddock, stabling, tack room, workshop and field shelter with power, light and water connected
- Four generous reception rooms plus garden room, offering exceptional versatility for modern family living and entertaining
- Five bedrooms including a principal suite
- Sweeping driveway, extensive parking and double garage, with side access suitable for a horsebox
- Offered with no upward chain
- Glorious private gardens backing onto open farmland, enjoying outstanding seclusion within a highly regarded village setting

## The Property

A rarely available and extremely well appointed five-bedroom, two-bathroom detached family home, occupying a generous and mature plot extending to approximately 3 acres and tucked away on the edge of the highly popular village of Ickleton. Offered with no upward chain.

## The Setting

The charming village of Ickleton sits 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. 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.

## The Accommodation

A rare opportunity to acquire a substantial and individual detached family residence extending to approximately 2,700 sq ft, set within glorious gardens and grounds approaching three acres, complete with established equestrian facilities and positioned within one of the area's most highly regarded villages. Ickniel House is a home of scale, presence and considerable potential — offering well-balanced accommodation with excellent scope for thoughtful modernisation or enlargement, subject to the necessary consents. Ideal for those with equestrian interests, the property combines practical facilities with a wonderfully private rural setting.





The accommodation is arranged around a generous and welcoming reception hall, with staircase rising to the first floor and cloakroom/WC positioned just off. The principal sitting room is a beautifully proportioned dual-aspect space, centred around a feature fireplace with fitted bookcases and display cabinetry, and French doors opening directly onto the garden — perfectly framing views across the lawns.

Three further reception rooms provide exceptional versatility, including a snug, formal dining room with French doors to the terrace, and a dedicated home office. A delightful garden room offers an additional light-filled retreat, leading seamlessly onto the patio — ideal for summer entertaining.

The kitchen/breakfast room is well appointed with an extensive range of base and wall-mounted cabinetry, generous Corian work surfaces incorporating a double sink unit, four-ring hob with extractor, pantry cupboard and integrated dishwasher. Underfloor heating beneath the ceramic tiled floor adds comfort and practicality.

A separate utility room provides further storage, space for white goods and houses the oil-fired central heating boiler.



Upstairs, a galleried landing leads to four large double bedrooms and a fifth bedroom/box room. The principal suite benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom and separate WC.

### Outside

Externally, the property is approached via a sweeping driveway flanked by formal lawns and mature trees, creating an impressive sense of arrival. There is extensive parking, a double garage and side access suitable for a horsebox. The rear gardens are predominantly laid to beautifully maintained lawns with established flower and shrub borders, a generous paved terrace and an array of mature trees providing colour and privacy throughout the season.

Beyond the formal garden lies the equestrian area, comprising a substantial post-and-rail paddock, stabling, tack room, storage and workshop — all with power, light and water connected. In addition, a field shelter completes the facilities.

Backing onto open farmland and enjoying exceptional levels of privacy and seclusion, Icknield House represents a compelling country home offering space, versatility and lifestyle appeal in equal measure.

#### Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with rendered finish and tiled roof

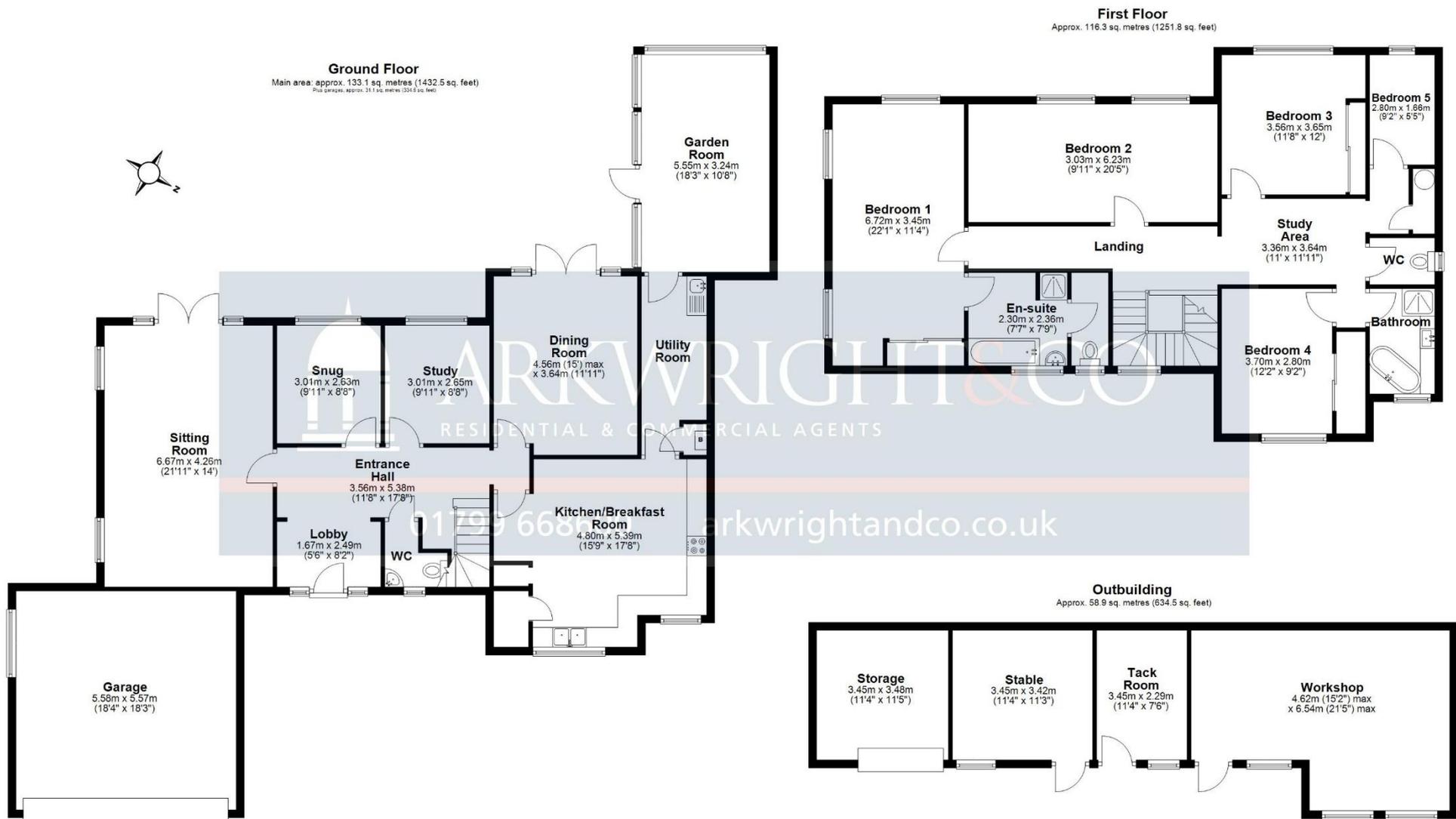
Local Authority – Uttlesford District Council

Council Tax– G









Main area: Approx. 308.3 sq. metres (3318.8 sq. feet)  
Plus garages: approx. 31.1 sq. metres (334.5 sq. feet)

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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[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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