Vine House, Kings Lane
CB11 4NN

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RESIDENTIAL & COMMERCIAL AGENTS

# Vine House

Kings Lane | Elmdon | CB11 4NN

## Offers Over £895,000

- An impressive five bedroom detached home offering a wealth of original character
- Expansive modern kitchen with high-end integrated appliances and a separate, fully-equipped utility room
- A stunning, vaulted principal bedroom with four further bedrooms and two bathrooms
- Ideally situated in a highly sought-after, tranquil village location and less than ten minutes to Audley End station

### The Property

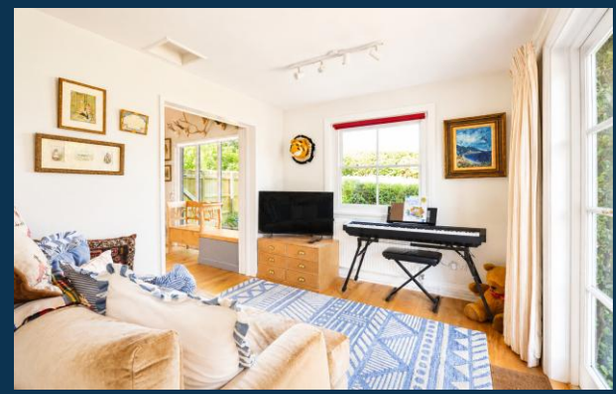
A highly attractive and individual five bedroom detached house of immense character, beautifully presented throughout and finished to an extremely high quality, and offering a great degree of versatility in its accommodation. Occupying a delightful and idyllic position nestled away in the heart of this highly popular and picturesque village.

### The Setting

Kings Lane is situated in the heart of Elmdon, a tranquil "no-through" road in Northwest Essex renowned for its elevated position and historic charm. This sought-after address offers a quintessential rural lifestyle characterized by rolling chalk hills and immediate access to the Icknield Way for walking and cycling, yet it remains exceptionally well-connected for the modern commuter. Residents benefit from being just minutes away from Audley End and Great Chesterford stations, providing direct rail links to London Liverpool Street and Cambridge in under an hour, while the nearby M11 ensures easy road access to the wider region. Though the village itself is a peaceful residential retreat, a wealth of amenities—including high-end shopping in Saffron Walden, the acclaimed Saffron Walden County High School, and various traditional gastropubs—are all within a short five-to-ten-minute drive, perfectly balancing secluded country living with convenient access to urban essentials.

### The Accommodation

Vine House is an exceptionally charming and beautifully restored village residence, occupying a prominent position within the heart of this highly regarded setting. Originally formed from two period cottages and now seamlessly united into one family home, the property perfectly balances the romance and warmth of its heritage with the comfort and practicality required for modern living. From the moment of arrival, the house exudes character and quiet confidence. Wisteria and climbing roses frame the handsome façade, while original sash windows and symmetrical proportions create an immediate sense of timeless appeal. Internally, the house unfolds with remarkable ease, offering wonderfully versatile accommodation arranged around a central staircase that naturally anchors the home and enhances its sense of flow.



Thoughtfully renovated in recent years, Vine House has been carefully updated to preserve its period integrity whilst introducing a refined contemporary finish. Three newly appointed bathrooms, a new boiler, upgraded insulation and extensive electrical and plumbing works ensure the house functions effortlessly as a modern family home without compromising the charm and authenticity that make it so special.

At the heart of the property lies the kitchen and dining room, a deeply characterful space centred around an antique French log-burning range cooker set within the original inglenook fireplace. This room forms the true social hub of the house, perfectly suited to everyday family life as well as larger gatherings and entertaining. Adjoining the kitchen, a cloakroom and boot room provide practical day-to-day access to the gardens, leading onwards to a useful laundry area complete with traditional double-height drying space and original dolly maid.

To the front of the house, the principal sitting room is both elegant and inviting, enjoying dual fireplaces including a substantial inglenook with newly installed log burner alongside a second open grate fireplace, creating a wonderfully intimate atmosphere during the winter months. Completing the ground floor is a highly versatile reception room currently arranged as a playroom and study, with French doors opening directly onto the gardens.

The first floor is centred around a wonderfully light, galleried landing, which features integrated storage and provides a seamless flow to the home's primary sleeping quarters. To the left, a superb triple-aspect double bedroom enjoys an abundance of natural light throughout the day. Following the landing to the right, a family bathroom is situated alongside a versatile fifth bedroom. Currently utilised as a home office, which benefits from existing plumbing in the attic above, offering straightforward potential for an additional bathroom if desired.

A charming corridor, which bridges the two original cottages and retains its characterful sloping floor, leads to a generous double bedroom. This room is cleverly connected via a "Jack and Jill" wardrobe to another spacious double bedroom, which can also be accessed directly from the landing. Conveniently located along this thoroughfare is a separate shower room, perfectly positioned to serve both family and guests.

At the far end of the landing, the principal bedroom offers a striking sense of volume, defined by its double-height ceilings to the eaves and dual-aspect windows. This impressive suite is further complemented by large access doors opening into a fully boarded attic, providing exceptional storage capacity and the clear potential for further architectural enhancement, subject to the necessary consents.

## Outside

Approached via a private driveway, the property offers ample parking conveniently situated adjacent to the kitchen and boot room doors, ensuring seamless day-to-day practicality. From here, a side gate provides a discrete transition into the gardens, which wrap around the house on all sides. The grounds have been meticulously maintained and designed to complement the home's inherent character, featuring a welcoming front garden adorned with three mature apple trees and a fragrant border of lavender and roses.

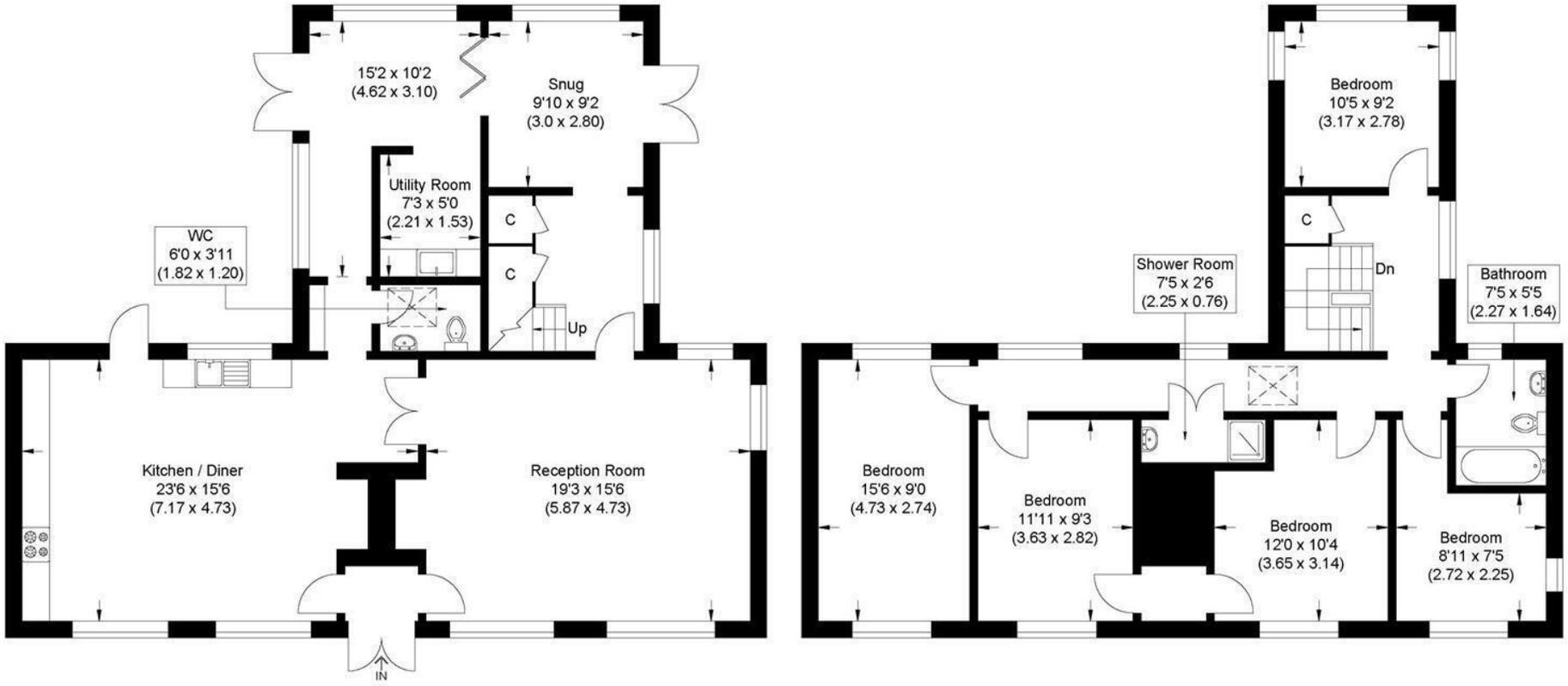
To the side and rear, the gardens evolve into a tranquil and private sanctuary arranged in a classic cottage style. This outdoor space is defined by well-stocked floral borders and a versatile gravel terrace ideal for al fresco dining, complemented by a raised decked area perfectly positioned to capture the warmth of the evening sun. The connection between the house and its grounds is further enhanced by French doors opening from the playroom, allowing for an effortless flow between the interior living space and the serene outdoor entertaining areas.

## Services

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

Tenure – Freehold
Property Type – Detached
Property Construction – Timber frame, whattle and dorb with slate roof
Local Authority – Uttlesford District Council
Council Tax– E

Approximate Gross Internal Area
178.94 sq m / 1926.09 sq ft




Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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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