



Rusper, St. Katharines Green  
CM7 4TZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Rusper

St. Katharines Green | Little Bardfield | CM7 4TZ

## Guide Price £2,200,000

- A substantial six-bedroom, five-bathroom family residence featuring an expansive ground floor with multiple reception rooms and a high-specification kitchen/breakfast room
- Luxurious leisure suite to include an indoor swimming pool with a vaulted ceiling, connected to a magnificent orangery and expansive sun terraces
- Versatile self-contained annexe providing independent living with its own kitchen/sitting room, bedroom, and shower room, ideal for guests or multi-generational living
- Situated on a generous plot extending to 0.59 acre with beautifully landscaped gardens, a double garage, and far-reaching views over the surrounding countryside

### The Property

A magnificent and expansive country residence offering six bedrooms and five bathrooms, complemented by a substantial self-contained annexe and double garaging. The property boasts an exceptional leisure wing featuring a vaulted indoor swimming pool and orangery, all set within beautifully landscaped grounds with views over the Essex countryside.

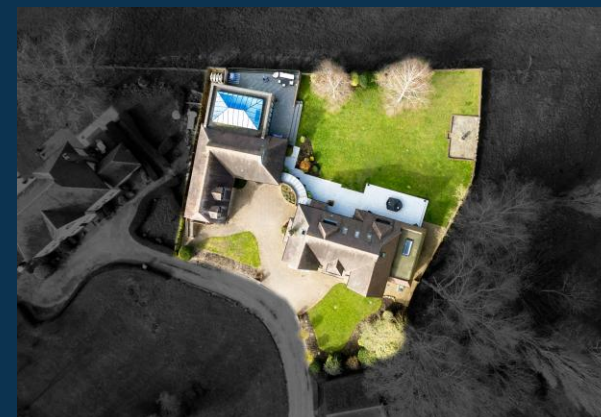
### The Setting

St. Katharine's Green, situated in the tranquil parish of Little Bardfield, offers a rare combination of quintessential English charm and exceptional modern convenience. Residents enjoy the peaceful, rolling landscape of Northwest Essex, characterized by historic Saxon architecture and the nearby amenities of Great Bardfield, which includes the renowned Blue Egg farm shop, local boutiques, and traditional village pubs. While the setting is undeniably rural, it remains remarkably well-connected to the amenities of Saffron Walden and Great Dunmow, providing a perfect lifestyle balance for families and professionals alike.

The area is a premier choice for the modern commuter, uniquely positioned within a 20-to-30-minute drive of three separate rail links into Central London. Whether utilising the frequent Stansted Express from Stansted Airport, the direct line from Audley End, or the reliable branch service from Braintree, travelers have multiple high-speed routes into London Liverpool Street. Furthermore, with Stansted Airport just 11 miles away and the M11 motorway within easy reach, St. Katharine's Green serves as a serene sanctuary with unparalleled access to the capital and international destinations.

### The Accommodation

The ground floor of Rusper is a masterclass in modern lateral living, where traditional proportions meet a sleek, contemporary aesthetic. Upon entering, you are welcomed by a light-filled and spacious entrance hall with a striking glass-





balustrade staircase that sets a sophisticated tone for the home. To the front, a dedicated study offers a quiet, professional environment for home working along with a guest cloakroom.

The heart of the home is undoubtedly the magnificent open-plan kitchen/dining/living area. This expansive triple-aspect space features a bespoke navy-blue shaker-style kitchen, anchored by a large central island with quartz worktops. High-end integrated appliances and a classic brick-slip splashback add texture and character, while a full wall of bi-folding doors opens the space entirely to the rear terrace, offering uninterrupted views over the rolling Essex countryside. The Sitting Room is a vast reception space, complete with a unique curved "gallery" walkway.

This architectural walkway, lined with floor-to-ceiling windows, leads through to an exceptional leisure wing that redefines home entertaining. At its center is the indoor swimming pool, featuring a striking timber-trussed vaulted ceiling. Adjoining this is the spectacular orangery, a vaulted entertaining room bathed in natural light via a massive glass lantern roof. This space currently serves as a grand games room and lounge, opening directly onto the gardens through multiple sets of bi-folding doors. The ground floor is completed by high-specification supporting facilities, including a



dedicated changing room, a shower room with rainfall fittings, and internal access to the double garage and pump room.

The upper floors continue the theme of expansive light and high-specification finishes, offering a thoughtfully arranged collection of bedrooms that cater to both family life and long-term guests. Ascending from the entrance hall, the first-floor landing provides access to three generous double bedrooms and the principal suite.

The principal bedroom, is a particular highlight, enjoying a dual aspect with elevated views over the surrounding landscape, a dedicated dressing area, and a luxurious en-suite shower room. The remaining three bedrooms on this level are well-served by a family bathroom and an additional en-suite, ensuring privacy and convenience.

The second floor offers a further sense of retreat, housing two exceptionally large bedrooms that take full advantage of the home's striking roofline. One features a private balcony overlooking the gardens and the countryside beyond. These rooms share a modern shower room and benefit from ample eaves storage, making this floor ideal for older children or as a secluded guest floor.

### Outside

Set against the picturesque backdrop of the Essex countryside, the exterior of this property seamlessly blends traditional rural charm with modern functionality across approximately 0.59 of an acre. A sweeping gravel driveway provides ample parking for several vehicles, leading to a double garage equipped with an up-and-over door, power, lighting, and internal access to the swimming pool pump room.

Adding significant versatility to the estate, an external staircase leads to a self-contained annexe above the garage, featuring an open-plan kitchen/sitting room, a private bedroom, and a shower room.

The meticulously landscaped gardens are primarily laid to lawn, accented by mature planting. Designed for the modern entertainer, the grounds boast numerous terraces and slate-tiled seating areas that transition into far-reaching pastoral vistas, all anchored by the main residence's striking architecture and its proximity to the historic village church.

### Services

Mains electric and water are connected. Oil fired central heating. Drainage is via private system. Ultrafast broadband is available and mobile signal is likely.

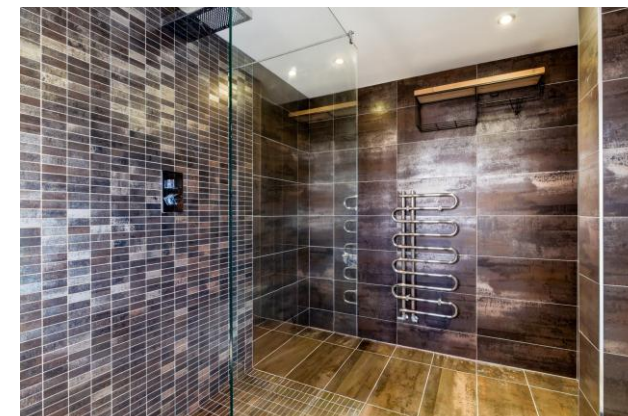
Tenure – Freehold

Property Type – Detached

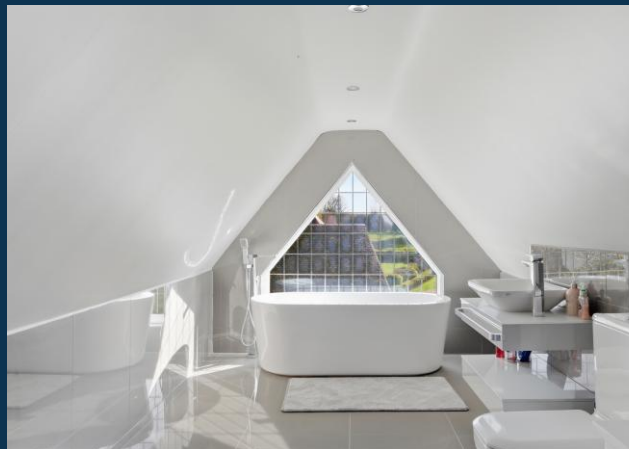
Property Construction – Brick with tiled roof

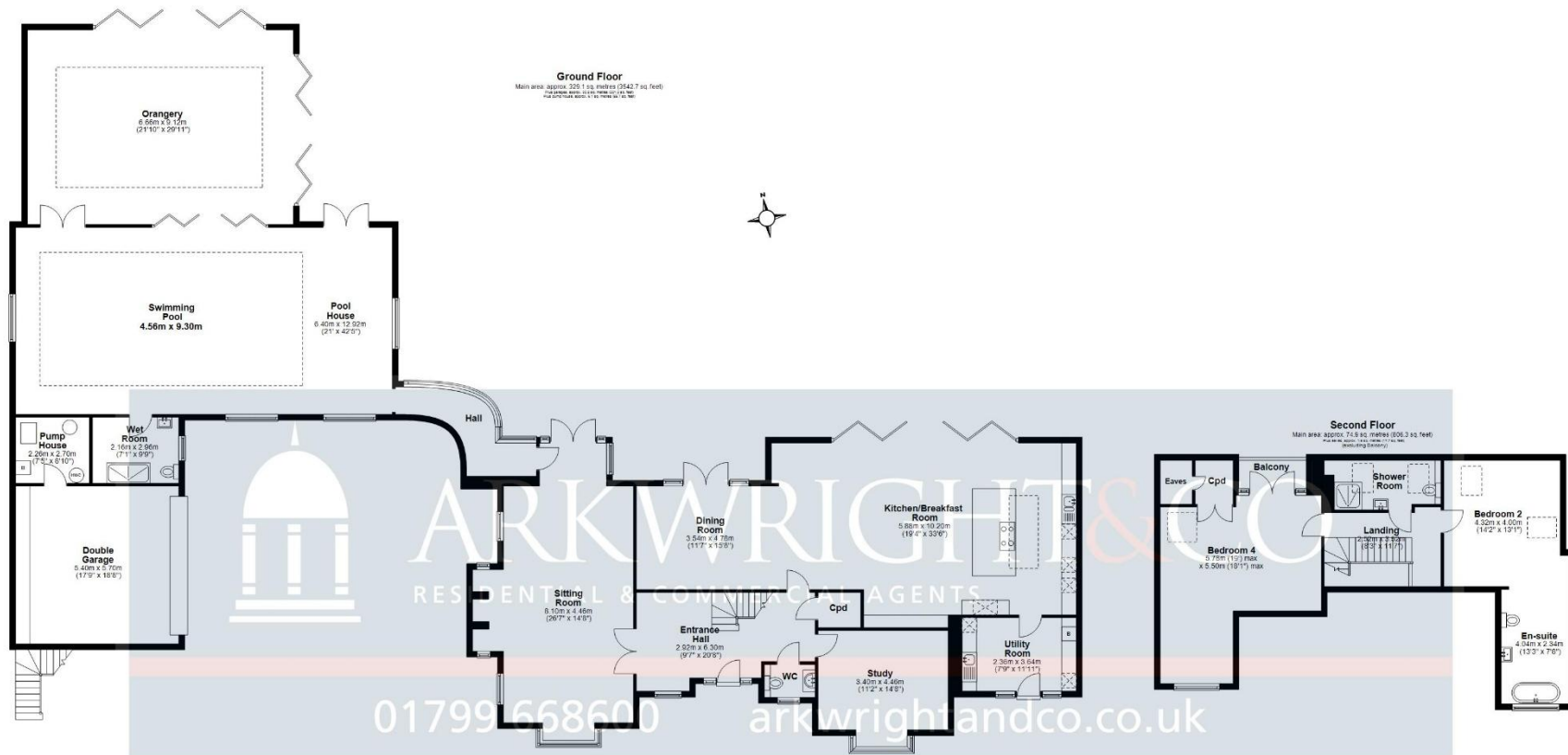
Local Authority – Uttlesford District Council

Council Tax– H – Annexe Council Tax Band: A

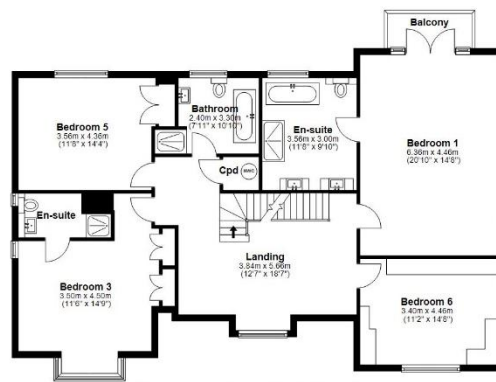








**First Floor**  
Main area: approx. 152.3 sq. metres (1625.3 sq. feet)  
Plus eaves approx. 2.0 sq. metres (21.5 sq. feet) including balcony.



Main area: Approx. 536.5 sq. metres (5774.3 sq. feet)  
Plus garage approx. 17.7 sq. metres (197.3 sq. feet)  
Plus eaves approx. 2.0 sq. metres (21.5 sq. feet)  
Plus utility room approx. 2.5 sq. metres (27.1 sq. feet)  
Plus WC approx. 1.0 sq. metres (10.8 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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