Lockbie, Duddenhoe End
CB11 4UT

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

# Lockbie

## Upper Pond Street | Duddenhoe End | CB11 4UT

## Offers Over £1,600,000

- Character ground floor with open-plan kitchen-breakfast room.
- Four double bedrooms featuring exposed timber beams.
- Self-contained single-storey annex with bi-fold doors.
- Paved terrace overlooking expansive private lawned gardens.
- Heated outdoor swimming pool with paved surround.
- Equestrian facilities including stables and sand menage.

### The Property

A charming country house in a beautiful rural location with easy access to both London and Cambridge which features a spacious ground floor with a sitting room including an inglenook fireplace, drawing room, and open-plan kitchen. Upstairs, four timber-framed double bedrooms include a principal suite. A self-contained single-storey annex offers independent living with bi-fold doors. Outside, extensive grounds encompass manicured lawns, a paved terrace, an outdoor swimming pool, a kitchen garden, and equestrian facilities including stables.

### The Setting

Nestled in the idyllic North Essex countryside along Upper Pond Street, Duddenhoe End is a highly sought-after, picturesque hamlet surrounded by rolling open farmland, offering a quintessential rural lifestyle. While enjoying a peaceful, semi-rural backdrop, the area benefits from close proximity to the neighboring villages of Elmdon and Clavering, as well as the historic market town of Saffron Walden, just 6 miles away, which provides an extensive range of independent boutiques, a renowned fine produce market, major supermarkets, leisure facilities, and highly regarded schooling such as Saffron Walden County High School. For the commuter, Audley End Mainline Station is within a 10-minute drive, offering regular direct services into London Liverpool Street in around 55 minutes and Cambridge in under 20 minutes and Royston Mainline station is 8.5 miles away (20 minutes) with direct services to London Kings Cross. Excellent road links are also easily accessible, with Junction 8 and 9 of the M11 nearby, placing Cambridge within 18 miles to the north and London Stansted Airport approximately 16 miles to the south.

### The Accommodation

The ground floor accommodation opens via a warm and inviting reception hall featuring traditional quarry-tiled flooring, exposed wall timbers, and a prominent wooden staircase rising to the first floor. Positioned off the hallway, at the heart of the ground floor is the expansive open-plan kitchen and breakfast room, lined with flagstone flooring and heavily beamed ceilings. The kitchen is equipped with Plain English, handcrafted and bespoke cabinetry, dark worktops, built-in display shelving, and ample

space for a large central dining table. Directly connected to the kitchen is a practical utility room fitted with additional wall and base units, space for American-style refrigeration, and side access out to the grounds.

A generous sitting room filled with period charm, highlighting an impressive red-brick inglenook fireplace, heavy ceiling beams, and dual-aspect leaded windows. Directly adjoining is an exceptionally spacious drawing room, framed by timber-framed walls and exposed ceiling beams, providing a versatile formal living and study area with space for a grand piano. The ground floor layout extends into a series of practical day-to-day spaces, including a versatile family room/study, a cloakroom/WC, and a convenient boot room with direct external access.

The first-floor accommodation is centered around a central landing displaying exposed timber framing and wooden balustrades. The principal bedroom suite offers a generous double bedroom enhanced by a decorative feature wall and built-in wardrobes, leading to its own private en-suite bathroom.

Arranged along the remainder of the first floor are three additional well-proportioned double bedrooms, all showcasing characterful sloped ceilings, exposed structural timbers, and leaded windows overlooking the grounds. Serving these rooms is a family bathroom off the hallway, as well as an integrated en-suite shower room to one of the guest bedrooms. The layout is completed by a dedicated dressing room located adjacent to the guest bedrooms.

The self-contained annex provides light-filled living spaces arranged across a single level featuring tiled flooring, exposed ceiling beams, and French doors that open directly onto the patio and gardens. At the centre of the accommodation is an open-plan sitting and bedroom area, complete with bi-folding glazed doors leading outside. The bedroom area includes room for a double bed and freestanding furniture, with a folding door partition allowing optional privacy from the main living area. Completing the annex is a well-appointed shower room.

## Outside

Set within extensive private grounds approaching 2.9 acres including three paddocks/meadows, one includes an orchard, framed by mature trees and countryside views, the outdoor area features expansive South West facing manicured lawns and a paved terrace ideal for alfresco dining adjacent to the house.

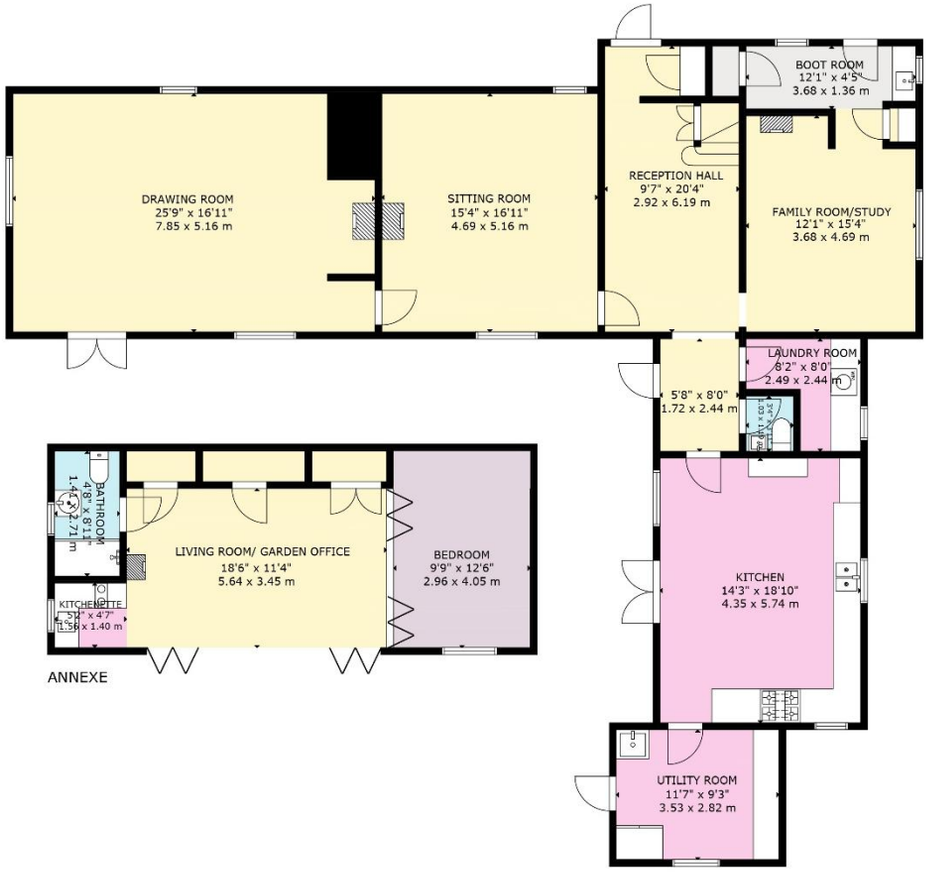
A key highlight of the garden is the outdoor swimming pool, which is fully paved and surrounded by vibrant plant borders and seating areas.

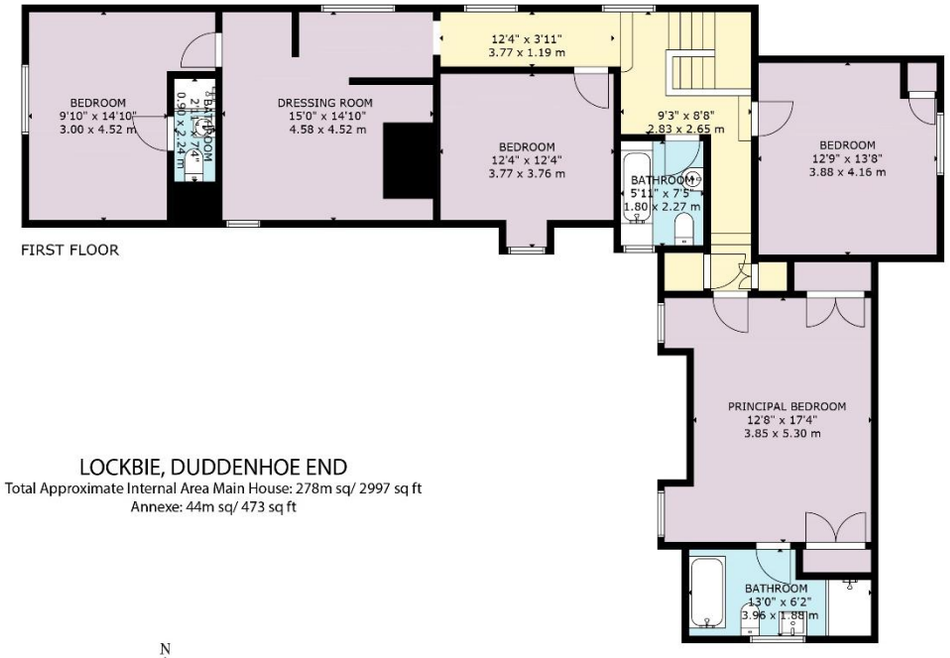
Further extending the grounds are dedicated equestrian and agricultural facilities, including a timber stable block with loose boxes and tack storage, an enclosed sand menage, and a fenced paddock area. The grounds also encompass a kitchen garden featuring raised timber vegetable beds and a wooden post-and-rail gate leading into the adjacent fields.

## Services

Mains electric and water are connected. Oil fired central heating in the main house, electric underfloor heating in the annexe. Private drainage via a septic tank. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold
Property Type –Detached
Property Construction –C17 timber-framed and plastered building
Local Authority – Uttlesford District Council
Council Tax– G




## LOCKBIE, DUDDENHOE END

Total Approximate Internal Area Main House: 278m sq/ 2997 sq ft
Annexe: 44m sq/ 473 sq ft

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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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