

Wood Hall, Arkesden, CB11 4HA

CHEFFINS

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Arkesden,
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Guide Price £1,500,000



- Grade II Listed barn conversion
- Main residence approximately 4,424 sqft
- Detached two bedroom annexe (approx 550 sqft)
- Spectacular views over Arkesden
- Private estate setting
- Mature grounds approaching 2 acres
- No upward chain

A substantial and stylish, Grade II Listed, detached barn conversion of approximately 4,424 sqft, located in an idyllic setting within a private estate enjoying spectacular views over the village. In addition is a detached, self-contained, two bedroom annexe, a detached barn and mature grounds approaching 2 acres.









LOCATION

Threshers Barn is situated in an idyllic location within the grounds of Wood Hall Estate, enjoying stunning countryside views over Arkesden, a highly regarded and picturesque village with a popular inn/restaurant and an attractive church. Situated approximately 5 miles from the market town of Saffron Walden, and within easy reach of Audley End and Newport mainline stations, both of which offer a commuter service to London Liverpool Street and Cambridge. The M11 access point at Bishop's Stortford (junction 8) is within 9 miles.

GROUND FLOOR

RECEPTION HALL
An impressive reception hall with a pair of glazed doors with full height adjoining windows and a bifurcated staircase rising to the galleried landing. Vaulted ceiling and a wealth of exposed timbers, plus York stone flooring with underfloor heating. Open plan to:

DINING HALL
Glazed double doors with adjoining windows lead to the terrace and garden, York stone flooring with underfloor heating and a wealth of exposed timbers with the galleried landing above. Open plan to the inner hallway.

KITCHEN/BREAKFAST ROOM
Fitted with a high quality Goddards kitchen comprising a range of units with granite worktop space over, twin bowl ceramic sink unit and a matching central island with breakfast bar, electric two oven Aga, separate electric oven and four ring hob and space for fridge freezer. Vaulted ceiling with a wealth of exposed timbers, windows to three aspects providing a good degree of natural light and views over the gardens, tiled flooring with underfloor heating and glazed door to:

REAR HALL
Exposed timbers, tiled flooring with underfloor heating and glazed door with adjoining window and steps leading down to the garden and driveway. Built-in cupboard housing the boiler, further built-in coats cupboard and door to:

UTILITY ROOM
Ceramic butler sink, space and plumbing for washing machine and tumble dryer, tiled flooring, part tiled walls, exposed timbers and glazed door to the rear aspect.

SITTING ROOM
Attractive brick fireplace with raised hearth, oak flooring, window overlooking the gardens and exposed timbers. Door to:

STUDY
Exposed timbers, oak flooring, window overlooking the gardens and door returning to the reception hall.

INNER HALLWAY
Oak flooring, window to the front aspect and built-in deep storage cupboard with shelving.

BEDROOM 2/PLAYROOM
A pair of windows with views to the garden, exposed timbers and oak flooring.

BEDROOM 3
A pair of windows with views to the garden, exposed timbers and oak flooring.

BEDROOM 4
Window to the front aspect, exposed timbers and oak flooring.

BEDROOM 5
Window overlooking the gardens, exposed timbers and oak flooring.

BATHROOM
High quality suite comprising free-standing roll top bath with claw feet, twin wash basins, low level WC, separate shower enclosure, heated towel rail and period style radiator, Travertine tiled flooring, exposed timbers and obscure glazed windows.

FIRST FLOOR

LARGE GALLERIED LANDING
An impressive landing incorporating a seating area overlooking the reception and dining hall, oak flooring and full height glazed panels looking down to the kitchen/breakfast room.

DRAWING ROOM
A spacious room with a large brick inglenook fireplace with oak bressumer over and raised brick hearth. A wealth of exposed timbers, oak flooring and a pair of windows overlooking the garden. The room has two glazed doors leading from the landing.

The drawing room is a fine entertaining room, however, this could be converted to additional bedroom accommodation if required or used for other purposes including a games room, dependent upon needs.

BEDROOM 1
A wealth of exposed timbers and a pair of windows overlooking the gardens and Estate grounds. Adjoining the bedroom and accessed via the galleried landing is a large walk-in wardrobe with hanging rail and shelving.

EN SUITE
A quality suite comprising free-standing roll top bath with claw feet, low level WC, twin wash basins, shower enclosure, heated towel rail, tiled flooring and exposed timbers.

DETACHED ANNEXE
In addtiion to the main house is a self-contained, detached annexe with its own oil fired central heating system. The annexe comprises:

ENTRANCE HALL
Hardwood entrance door with glazed panel, window to the front aspect, built-in airing cupboard housing the independent hot water cylinder plus access to the attic.

SITTING ROOM
Three windows to the front and side aspects, exposed timbers and vaulted ceiling.

KITCHEN
Fitted with a range of base and eye level units with worktop space over and tiled splashback, one and a quarter bowl sink unit, oven and hob and space for fridge freezer. Tiled flooring and window to the rear aspect.

SHOWER ROOM
Comprising large shower enclosure, vanity wash basin with cupboard below, low level WC, exposed timbers, tiled flooring and heated towel rail.

BEDROOM 1
Two windows overlooking the gardens to the rear aspect, exposed timbers and door providing access to the cart lodge.

BEDROOM 2
Window to the rear aspect overlooking the garden and exposed timbers.

CART LODGE
Adjoining the annexe is an open bay cart lodge, also housing the independent oil fired boiler for the annexe.

STABLE BLOCK/BARN
A detached outbuilding comprising two stables, workshop/hay store, covered garden store and also housing the oil tank.

OUTSIDE
Threshers Barn is set in an idyllic location within the grounds of Wood Hall Estate, enjoying far reaching views over the village.

The property is approached via a sweeping gravelled driveway with parking for numerous vehicles. The formal gardens to the front, side and rear are mainly laid to lawn, interspersed with flower beds and a number of mature shrubs and trees, including horse chestnut and silver birch.

In total, the property sits within grounds approaching 2 acres.

VIEWINGS
By appointment through the Agents.









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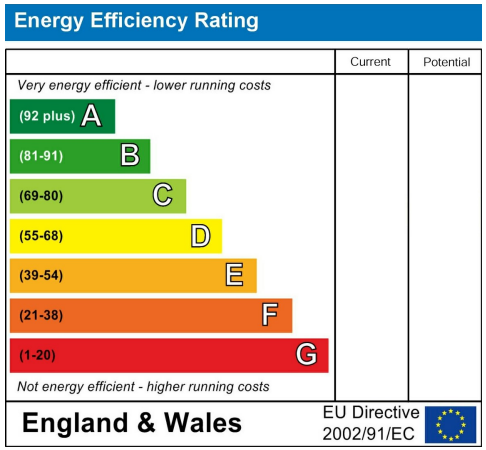


















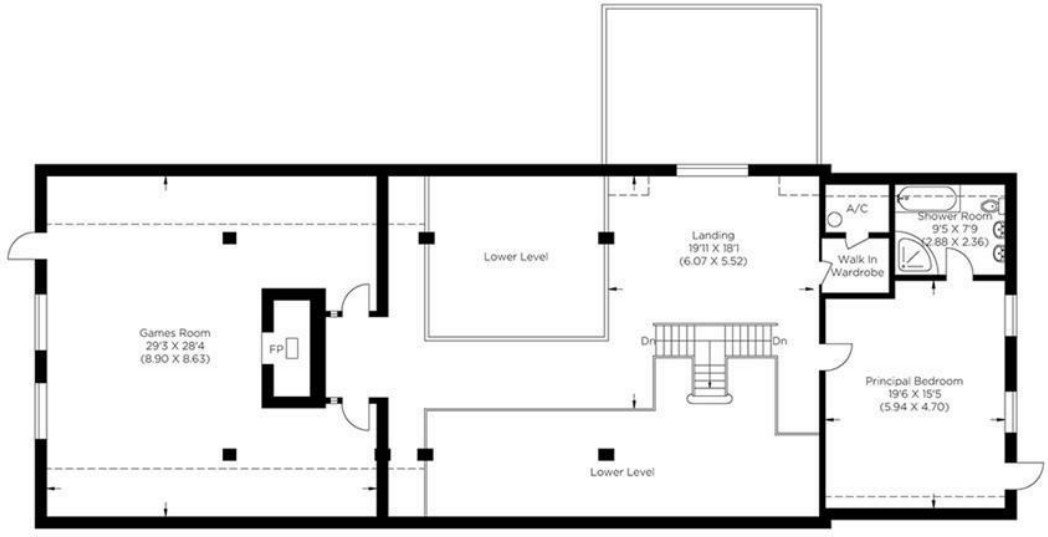


Guide Price £1,500,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

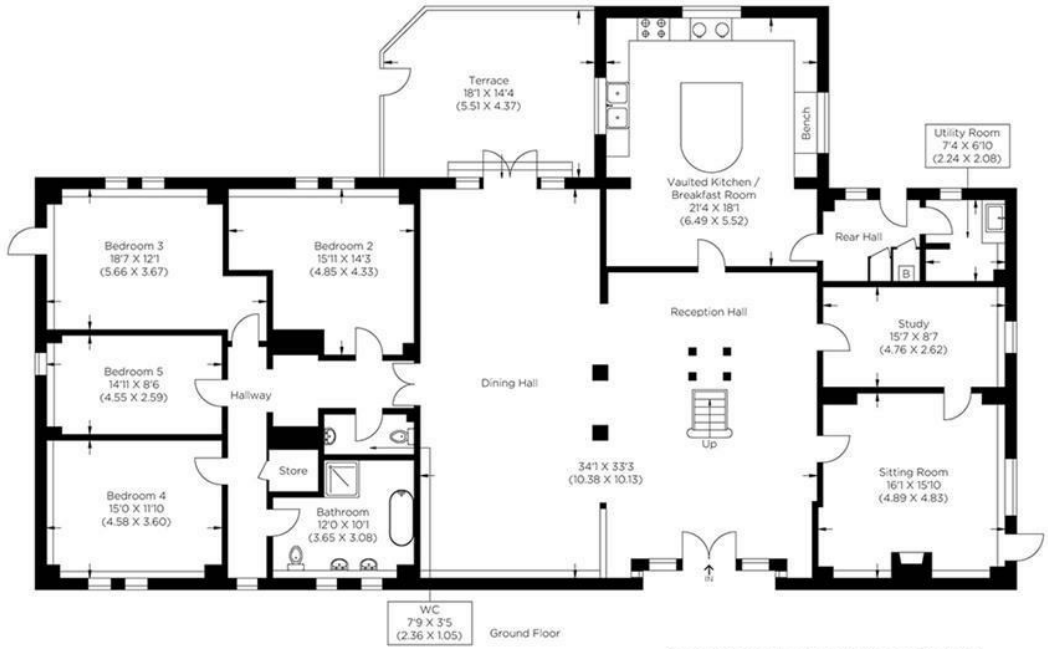
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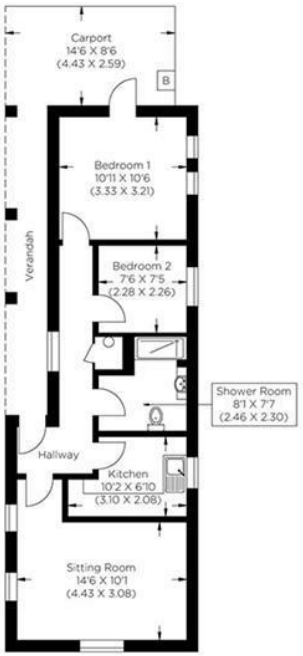
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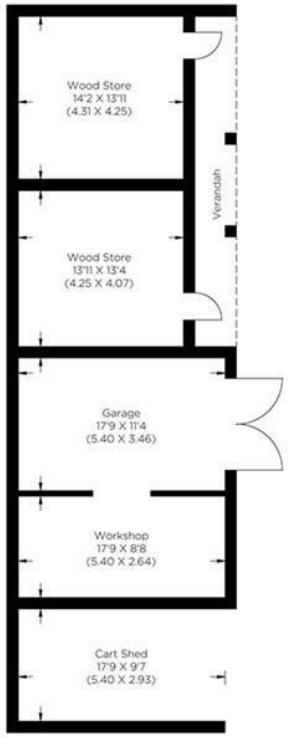
First Floor



Ground Floor



Annexe



Outbuilding

Approximate gross internal area 411.0 sq m / 4423.97 sq ft
Garage area 51.0 sq m / 548.96 sq ft
Outbuilding area 37.0 sq m / 398.26 sq ft
Annexe area 51.0 sq m / 548.96 sq ft
Total area 550.0 sq m / 5920.15 sq ft

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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