



Roebank, Wicken Bonhunt  
CB11 3UG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Roebank

Wicken Bonhunt | Saffron Walden | CB11 3UG

Guide Price £750,000

- Substantial four/five-bedroom detached family home in an elevated village setting
- Generous and versatile accommodation arranged over two floors
- Spacious kitchen/dining room, sitting room with fireplace and conservatory
- Ground floor bedrooms and study, plus two first-floor bedrooms with en-suites
- South-facing gardens within a plot of approximately 0.22 acres, enjoying woodland views
- Extensive gravel driveway, detached double garage and excellent commuter connections

## The Property

An attractive and substantial detached country home, occupying an elevated position within approximately 0.22 acres of south-facing gardens, with beautifully proportioned accommodation and a delightful outlook towards established woodland.

## The Setting

Roebank is situated in this popular village, set amongst pleasant open countryside on the Essex/Hertfordshire border. The village is conveniently placed for the commuter to London by road, either via junction 8 or 9 of the M11 and into Hertfordshire towards the A10 at Buntingford. Nearby train services into London's Liverpool Street are available at either Newport or at Audley End. There is a very popular pub, Ananta which is a fantastic Thai restaurant/ pub along with the thirteenth century Church of St Margaret which also serves as the village hall. Other facilities including schooling are available in the nearby villages of Clavering and Newport. The market town of Saffron Walden is within 5 miles offering a good range of shops and private schools. More extensive facilities are available in either Cambridge or Bishops Stortford.

## The Accommodation

Enjoying a peaceful position within the picturesque North Essex village of Wicken Bonhunt, this appealing detached residence offers an excellent balance of generous family accommodation, mature gardens and an idyllic village setting.

Extending to approximately 2,025 sq ft, the house offers a wonderfully versatile arrangement of living spaces across two floors, with four generous bedrooms, a study, spacious reception room and an inviting kitchen/dining room at its heart. The accommodation is complemented by a light-filled conservatory, whilst the arrangement of bedrooms across both floors lends itself equally well to family life, visiting guests or multi-generational living. The house is approached through an entrance porch, opening into a welcoming central hallway from which the principal ground floor rooms are accessed. The sitting room is a particularly generous and inviting space, enjoying a pleasant outlook to the front of the property. A feature fireplace provides a





natural focal point, whilst the room's excellent proportions offer ample space for comfortable seating, creating an elegant yet relaxed setting for family gatherings and quieter evenings.

At the heart of the home lies the kitchen/dining room, a wonderfully sociable space designed around the rhythms of everyday country living. Extending to over 21 feet, the room is fitted with a range of cabinetry and work surfaces, with space for a range-style cooker and a generous dining table. Glazed doors connect the kitchen with the adjoining conservatory, creating an appealing flow between the house and gardens. The conservatory is a charming addition, enjoying natural light from three aspects and providing a delightful vantage point from which to appreciate the changing seasons. French doors open directly outside, making this an inviting space for morning coffee or relaxed summer afternoons. A separate utility room offers valuable practical space, with additional storage, laundry facilities and access to the garden.

The ground floor also accommodates two generous bedrooms, one extending to over 20 feet in length, offering excellent flexibility for family members or guests. A separate study provides a quiet and comfortable environment for home working, whilst a shower room and additional cloakroom complete the accommodation on this level. A staircase



risers to a central landing, providing access to two particularly spacious bedrooms, each enjoying the convenience of its own en-suite facilities.

The principal bedroom is a beautifully proportioned room, extending to approximately 21'8" x 15'3", with useful, fitted storage and an adjoining en-suite shower room. Its generous dimensions create a comfortable and private retreat. The second bedroom is equally appealing, measuring approximately 17'1" x 12'4", with built-in storage and an en-suite bathroom.

The thoughtful arrangement of accommodation across both floors lends the house considerable versatility, whether for established family life, accommodating guests or enjoying the convenience of bedrooms on the ground floor.

## Outside

The property occupies an attractive plot of approximately 0.22 acres, enjoying an elevated position and a particularly appealing southerly aspect.

An L-shaped gravel driveway provides generous parking for several vehicles and leads to the detached double garage, measuring approximately 18'7" x 18'7", complete with twin timber doors, power and lighting.

The gardens are undoubtedly one of the property's most appealing features, offering a delightful combination of generous lawns, established planting and a wonderful outlook towards the neighbouring woodland. A sandstone terrace immediately adjoining the house provides an inviting setting for summer dining and entertaining. The main garden offers sweeping lawns framed by mature shrubs and colourful borders, whilst an ornamental pond introduces a further element of charm and tranquillity. The established planting provides a pleasing sense of privacy, and the woodland backdrop lends the garden a distinctly rural atmosphere, creating a wonderful place to enjoy the outdoors throughout the changing seasons.

## Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Standard Brick Construction

Local Authority – Uttlesford District Council

Council Tax– F

EPC Rating - C





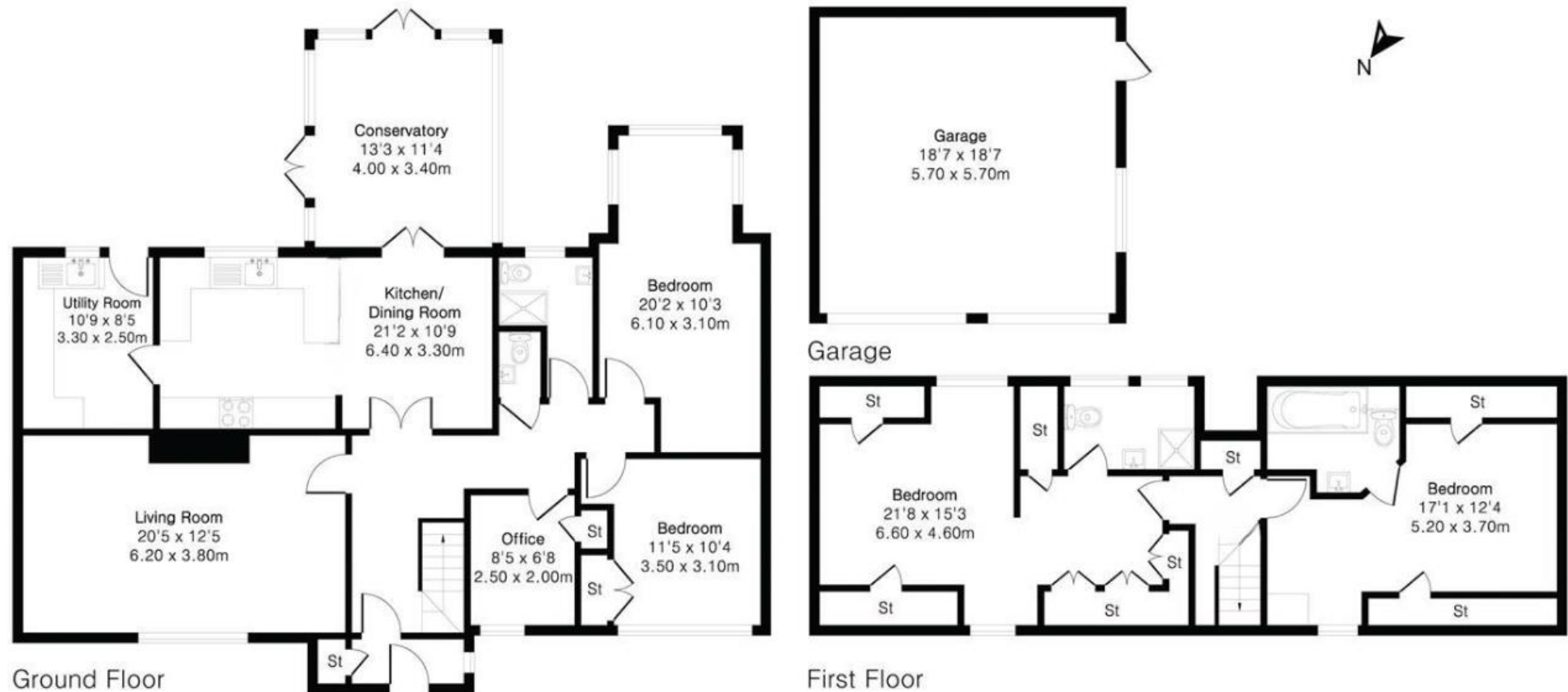


**Approximate Gross Internal Area 2025 sq ft - 188 sq m  
(Excluding Garage)**

Ground Floor Area 1338 sq ft – 124 sq m

First Floor Area 687 sq ft – 64 sq m

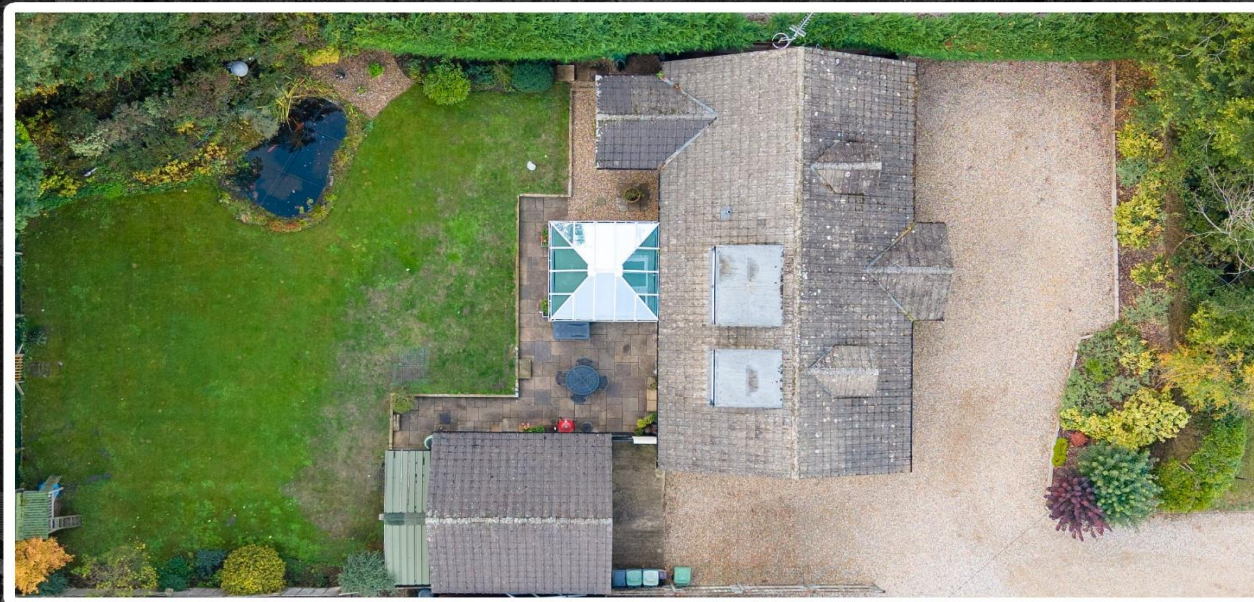
Garage Area 350 sq ft – 32 sq m



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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