



May Barn, Wicken Road
CB11 4EY



ARKWRIGHT & CO
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May Barn

Wicken Roadk | Arkesden | CB11 4EY

Guide Price £895,000

- An immaculately presented, detached four bedroom, three bathroom residence
- Grade II listed barn conversion with sympathetic, modern additions
- Stunning in frame kitchen/breakfast room with bi-folding doors onto the garden
- Underfloor heating throughout the ground floor
- Versatile accommodation with annexe potential
- Principal bedroom with ensuite wet room
- Beautiful ground floor shower room and first floor bathroom
- Private rear garden
- Off road parking for multiple vehicles
- Highly desirable village location

The Property

A truly exceptional Grade II listed detached barn, extensively extended and meticulously improved by previous owners, offering generously proportioned and versatile family accommodation. The property has been thoughtfully arranged and benefits from driveway parking for three vehicles and mature rear garden.

The Setting

Wicken Road, Arkesden, is set in the heart of this picturesque northwest Essex village, renowned for its historic charm, scenic countryside and strong sense of community. Residents enjoy access to village amenities including the 13th-century St Mary's Church, the welcoming Axe & Compasses pub, a village hall, recreational spaces and walking routes along Wicken Water, while everyday shopping and services are just a short drive away in Saffron Walden. The location benefits from excellent transport links, with Audley End and Newport stations nearby offering direct trains to London Liverpool Street and Cambridge, and convenient road connections via the B1038, A120 and M11.

Local education options are highly regarded, with catchment access to primary schools in Clavering and Newport, secondary education at Joyce Frankland Academy, and a range of independent schools within reach in Saffron Walden, Bishop's Stortford and Cambridge. Combining rural tranquility with accessibility, Wicken Road offers an ideal setting for families and professionals seeking village living without compromising on convenience or connectivity.





The Accommodation

The ground floor of May Barn is arranged to provide a versatile and well-considered flow of accommodation, combining characterful spaces with practical family living. The property is entered into a welcoming reception hall, from which the principal ground floor rooms are accessed.

Positioned to the right, and the heart of the house, is the impressive kitchen/breakfast room, a sociable and light-filled space designed for modern living. The kitchen is arranged around a central island and opens naturally into the principal lounge/dining room, creating an excellent sense of scale and connectivity. The lounge/dining room is of notable proportions, lending itself comfortably to both relaxed seating and more formal dining, with doors opening to the outside, enhancing the connection between house and garden.

To the rear of the property lies a generous media room, an adaptable space well suited as a snug, or secondary sitting room, offering a degree of separation from the main living areas and a potential annexe if required. Adjacent is a utility room, thoughtfully positioned to serve the day-to-day requirements of the house, with space for appliances and ancillary storage, and convenient access to a ground floor shower room.



A spiral staircase from the ground floor rises to the fourth bedroom.

The first-floor accommodation is arranged to provide comfortable and well-balanced bedroom space, ideal for family living and visiting guests. The principal bedroom suite is of generous proportions and enjoys a pleasant outlook, offering ample space. It is served by a superb en suite shower room, creating a private and practical retreat within the house.

Two further bedrooms are positioned along the first floor, each offering flexibility for use as guest accommodation, children's rooms or home office space. These rooms are served by a stunning family bathroom, thoughtfully arranged and centrally located for convenience.

Outside

To the front of the property, a private driveway provides off-road parking for three to four vehicles, offering a practical and valuable feature for a village home. The driveway sits comfortably within the setting of the barn and allows for easy day-to-day access.

To the rear lies a private garden, providing a peaceful outdoor space ideal for both relaxation and entertaining. The garden offers a good degree of privacy and is well suited to outdoor dining, family use or more informal enjoyment throughout the warmer months. The combination of generous parking and a private rear garden further enhances the appeal of the property, particularly for those seeking space and privacy within a well-regarded village location.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Part timber, part brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax– F









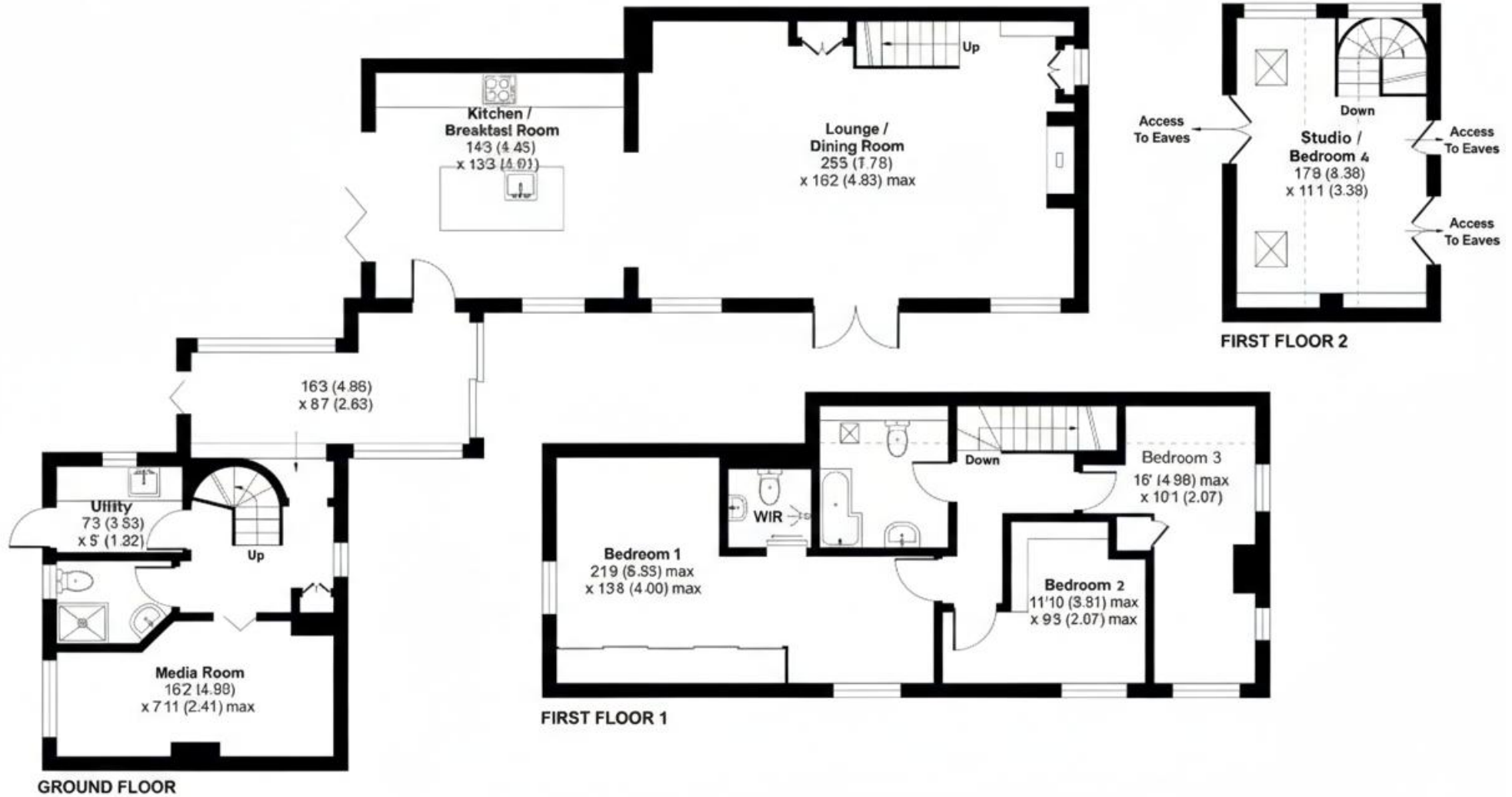
Denotes restricted
head height

Approximate Area = 1666 sq ft / 154.7 sq m

Limited Use Area(s) = 166 sq ft / 15.4 sq m

Total = 1832 sq ft / 170.1 sq m

For identification only - 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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