



LOCKBIE

DUDDENHOE END, ESSEX



A CHARMING COUNTRY HOUSE IN A BEAUTIFUL RURAL LOCATION

Lockbie is a delightful Grade II listed country house set in an idyllic rural location, with easy access to both London and Cambridge, offering beautifully proportioned accommodation, a self-contained annexe, equestrian facilities and attractive south-west facing gardens.

			EPC
5	4	3	F

Acreage: Approximately 2.9 acres
Local Authority: Uttlesford District Council
Council Tax band: G
Tenure: Freehold
Services: Mains electric, water, and private drainage. Oil- fired central heating.

Viewings: All viewings strictly by appointment only



GROUND FLOOR

The kitchen/breakfast room is a particular feature of the property. A more recent addition, it serves as an impressive family hub with extensive fitted units, a farmhouse table, a large range and double doors opening onto the terrace and gardens, enjoying views beyond. A laundry room and a large utility room with external access complete this part of the house.

The property offers three generous reception rooms, two with impressive open fireplaces. The substantial drawing room enjoys direct access to the gardens, while the sitting room provides a comfortable space for everyday living. A family room/study with adjoining boot room completes the accommodation.





FIRST FLOOR AND ANNEXE

The bedroom accommodation is both spacious and characterful, enjoying stunning views over the gardens and featuring a wealth of period details, including attractive timber-framed ceilings.

It comprises a principal bedroom suite, three further double bedrooms, one of which benefits from an en suite shower room and dressing room, together with a family bathroom serving the remaining accommodation.

The current owners have also created a highly practical one-bedroom annexe, comprising a kitchenette, shower room, sitting room and bedroom. This versatile space is equally well suited to guest accommodation, multi-generational living or as a home office.





GROUNDS AND OUTSIDE

The secluded, sunny south-west facing gardens are a particular feature of the property, providing an attractive setting for both relaxation and entertaining. Predominantly laid to lawn, they are complemented by mature trees, established planting and colourful herbaceous borders, creating interest throughout the year.

A short distance from the house is a delightful heated outdoor swimming pool. Beyond this are the stable block and manège, together with two well-sized paddocks/meadows and an orchard.

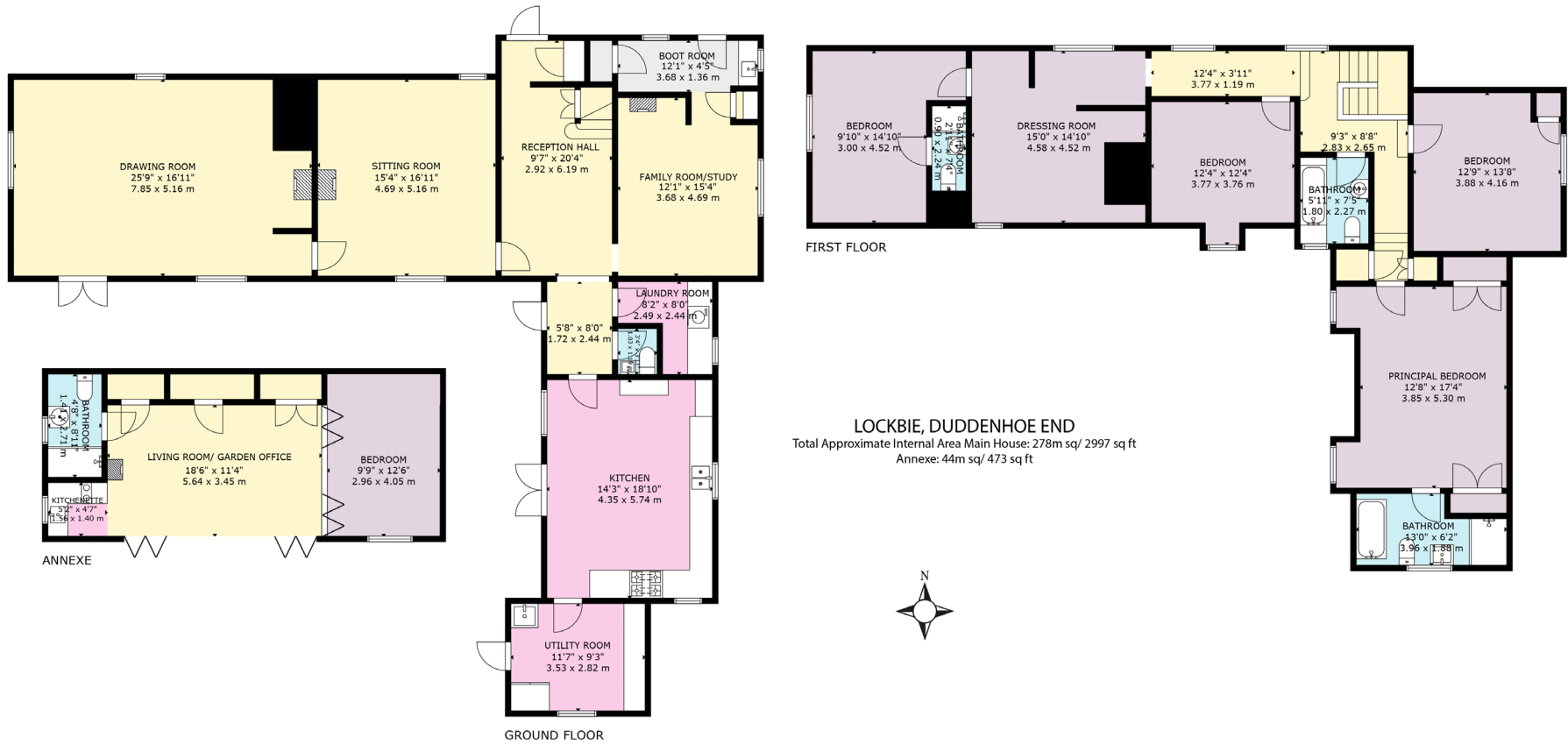


SITUATION

The delightful market town of Saffron Walden is within 6 miles, offering a range of boutique shops, a renowned fine produce market and more comprehensive shopping facilities.

Saffron Walden and Cambridge provide an excellent choice of schooling. Road links to London and Cambridge are accessible via Junctions 8 and 9 of the M11 and the A10. Train services to London Liverpool Street (from 54 minutes) and Cambridge (from 15 minutes) run from Audley End station, approximately 4 miles away (10 minutes), while services to London King's Cross (from 39 minutes) are available from Royston station, approximately 8.5 miles away (20 minutes).





Michael Houlden
07811 035491
michael.houlden@knightfrank.com

Knight Frank Cambridge
20 Station Road, Cambridge
CBI 2JD

knightfrank.co.uk

Your partners in property

(Incl. Annexe)
Approximate Gross Internal Area = 322sq m / 3470- sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF East Anglia Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF East Anglia Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF East Anglia Ltd. 2. Material Information: Please note that the material information is provided to KF East Anglia Ltd by third parties and is provided here as a guide only. While KF East Anglia Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated August 2024. All information is correct at the time of going to print. KF East Anglia Ltd, a limited liability company registered in England with registered number 16443611. Our registered office is at The Barn Hempland Barn, Ufford Road, Woodbridge, Suffolk, IP12 2QE. KF East Anglia Ltd is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Each entity or practice in the Knight Frank global network is a distinct and separate legal entity. No Knight Frank entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other Knight Frank entity. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

