

Hill Farm

Wicken Road, Arkesden, CB11 4EY



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Hill Farm

Wicken Road, Arkesden, CB11 4EY

An individual and substantial residence set in grounds of approximately 3.6 acres in one of Arkesden's best locations. The property offers accommodation of approximately 3,773 sqft, together with a pair of triple garages and stable block providing equestrian potential.

Substantial detached residence
Main house approx. 3,773 sq ft
Heated swimming pool • Approx. 3.6 acres
Ample garaging & stable block
Idyllic location in a sought-after village
No upward chain

The highly regarded and picturesque village of Arkesden with its local Inn/Restaurant is situated 5 miles from the market town of Saffron Walden. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street are about 3 miles and there is an M11 access point, (Jt 8) at nearby Bishop's Stortford.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



GROUND FLOOR

RECEPTION HALL

A spacious and welcoming reception hall with hardwood entrance door with obscure glazed panels to either side, staircase rising to the first floor and solid timber doors to adjoining rooms.

SITTING ROOM

A triple aspect room enjoying a good degree of natural light and panoramic views, incorporating a glazed door providing access to the terrace. Fireplace with exposed brickwork and inset stove.

DINING ROOM

A dual aspect room with window overlooking the garden and glazed door providing access to the terrace and garden.

CLOAKROOM

Comprising high flush WC, wash basin, mirrored cupboard and obscure glazed window.

ORANGERY

A series of windows and glazed doors enjoying views and access to the terrace, swimming pool and garden beyond. Built-in storage cupboard with shelving.

STUDY

Window to the front aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a bespoke range of handmade units by Naturally Wood Furniture, with granite worktop, a matching central island, four oven Aga, hob with double oven below, built-in microwave, fridge and dishwasher. The kitchen enjoys a good degree of natural light with windows to three aspects overlooking the gardens.

UTILITY ROOM

Fitted with a matching, bespoke range of handmade units with granite worktop, ceramic sink unit, full height fridge and freezer, washing machine and tumble dryer. Glazed





door providing access to the driveway and window to the rear overlooking the terrace and garden beyond.

FIRST FLOOR

LANDING

Windows to the front and rear aspects enjoying views over the garden and elevated views over the nearby rolling countryside and woodland. Walk-in airing cupboard with window to the front aspect. Solid timber doors to adjoining rooms.

BEDROOM 1

A dual aspect room enjoying stunning views and dressing room with window to the front aspect.

EN SUITE

Comprising corner bath, separate shower enclosure, WC, vanity wash basin and window to the side aspect.

BEDROOM 2

Window to the front aspect with stunning elevated views.

BEDROOM 3

Window to the rear aspect overlooking the terrace and garden.

SHOWER ROOM

Comprising shower enclosure, WC, vanity wash basin and obscure glazed window.

BEDROOM 4

Window to the rear aspect with views over the terrace and garden.

BATHROOM

Comprising panelled bath, WC, vanity wash basin and obscure glazed window.

BEDROOM 5

Window to the side aspect.





OUTSIDE

The property is set in arguably one of the best locations in Arkesden, in a private, tucked-away setting, only a short walk to the award-winning Axe & Compasses village inn and surrounded by a network of footpaths.

The grounds extend to approximately 3.6 acres and the property is accessed via a pair of electric gates, in turn leading to an extensive driveway and a pair of triple bay garages with electric up and over doors, power and lighting connected and one with a full size vehicle inspection pit. Above one of the garages is a games room which offers a multitude of uses, including scope for a substantial annexe (subject to needs and relevant approval).

The grounds, designed by Notcutts, have been meticulously maintained over a number of years and are mainly laid to lawn with a number of mature trees, shrubs and bushes and a separate access point via a five bar gate. To the rear of the property is a paved terrace, ideal for al fresco entertaining, together with a heated swimming pool with automated cover and high quality summerhouse/pool house with WC/changing room. There are stunning gardens to the rear, enjoying a significant number of mature trees and a greenhouse.

EQUESTRIAN POTENTIAL

The grounds offer huge potential for an equestrian set-up. Currently there is a separate five bar gate providing access (including vehicular) to the rear garden which could provide a stunning paddock. In addition is a high quality building with electricity connected, currently incorporating x2 large stables and an oversize hay barn. The building has been designed to be easily enlarged (subject to relevant approval).

MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - H
- Local Authority - Uttlesford

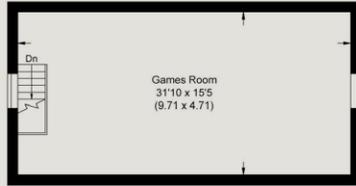
VIEWINGS

Strictly by appointment through the Agents.



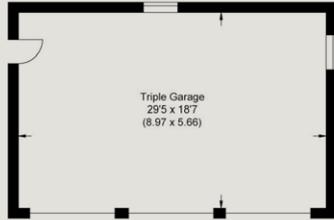




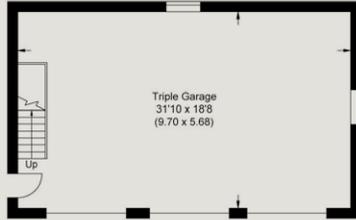


Games Room
31'10 x 15'5
(9.71 x 4.71)

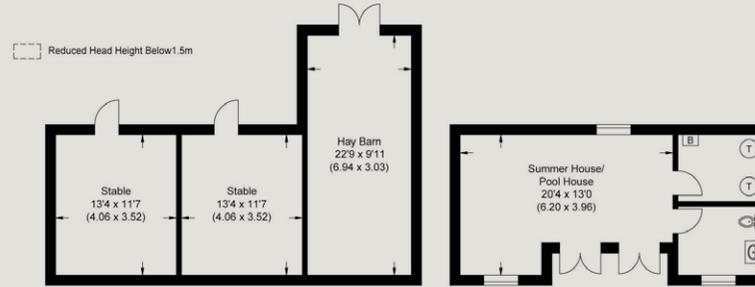
Approximate Gross Internal Area
350.50 sq m / 3773 sq ft
(Excludes Garage & Outbuilding)
Outbuilding Area 82.0 sq m / 883 sq ft
Garage Area 151.50 sq m / 1631 sq ft
Total Area 584.0 sq m / 6287 sq ft
Including Limited Use Area 18.5 sq m / 199 sq ft



Triple Garage
29'5 x 18'7
(8.97 x 5.66)



Triple Garage
31'10 x 18'8
(9.70 x 5.68)

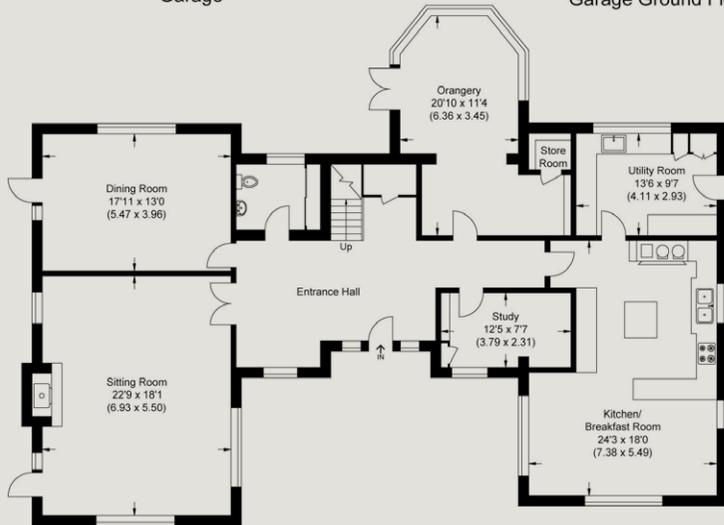


Stable
13'4 x 11'7
(4.06 x 3.52)

Stable
13'4 x 11'7
(4.06 x 3.52)

Hay Barn
22'9 x 9'11
(6.94 x 3.03)

Summer House/
Pool House
20'4 x 13'0
(6.20 x 3.96)



Dining Room
17'11 x 13'0
(5.47 x 3.96)

Sitting Room
22'9 x 18'1
(6.93 x 5.50)

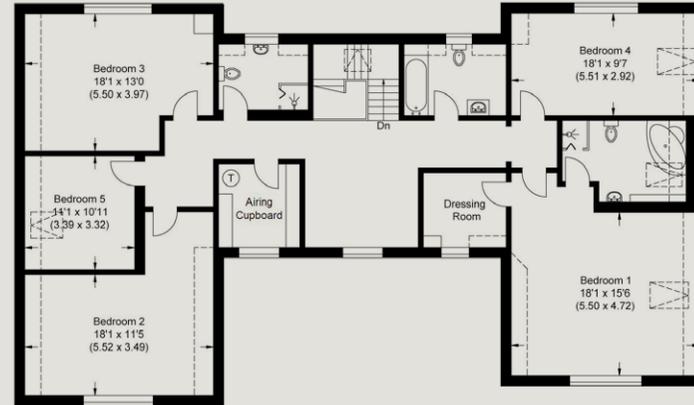
Study
12'5 x 7'7
(3.79 x 2.31)

Kitchen/
Breakfast Room
24'3 x 18'0
(7.38 x 5.49)

Utility Room
13'5 x 9'7
(4.11 x 2.93)

Store Room

Orangerie
20'10 x 11'4
(6.36 x 3.45)



Bedroom 3
18'1 x 13'0
(5.50 x 3.97)

Bedroom 5
14'1 x 10'11
(3.39 x 3.32)

Bedroom 2
18'1 x 11'5
(5.52 x 3.49)

Bedroom 4
18'1 x 9'7
(5.51 x 2.92)

Dressing Room

Bedroom 1
18'1 x 15'6
(5.50 x 4.72)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.



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Cheffins Residential Sales, Hill Street, Saffron Walden, Essex CB10 1JD

T 01799 523656 E saffron-walden@cheffins.co.uk

cheffins.co.uk

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