



A stunning country house in a village setting

Arkesden, Saffron Walden, Essex, CB11 4EX

Freehold





Self contained home office and separate Annex • Delightful period home within a highly regarded village • Magnificent landscaped gardens • Tennis court • Heated swimming pool and Pool house • Gated driveway, double cart lodge • Ideal for a Cambridge or London commute

Local Information

The highly regarded village of Arkesden is located in the heart of rolling countryside and yet is only a few moments from the larger towns of Saffron Walden and Newport which offer a variety of shopping and schooling facilities.

Main line services to London can be found less than 10 minutes away at Audley End and Newport. The market town of Bishop's Stortford is to the south with a further selection of shopping, travel and transport facilities.

About this property

Hill House is a superb country house yet set in the pretty village of Akesden.

Set in about 3 acres of land, the house is entered by 5 bar gates and up the gravel driveway.

The ground floor consists of sitting, drawing room and dining room with open fires, study, pretty conservatory, and w/c. The lower ground floor houses the kitchen/breakfast room with door leading to the front garden, utility, larder,



office/play room and wine cellar.

The first floor has 4 double bedrooms. The principal has en-suite bathroom. The 3 guest bedrooms share a family bathroom.

The second floor has 2 further bedrooms, a family bathroom and dressing room.

There is a wonderful outside office, perfect for working from home.

The heated swimming pool has a pool house with shower, sauna and kitchenette.

There is also a further barn for storage, a workshop and double car lodge or games room. Above the cart lodge is an annexe with open plan

living/bedroom and shower room/WC.

The gardens are about 3 acres and very pretty indeed with mature trees, lake, croquet lawn, vegetable garden, heated swimming pool and tennis court.

Tenure
Freehold

Energy Performance
EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.
Telephone:
01279 756 800.







Approximate Area = 430 sq m / 4628 sq ft
Annexe = 72.4 sq m / 779 sq ft (Excluding Car Port)
Outbuildings = 83.3 sq m / 897 sq ft
Total = 585.7 sq m / 6304 sq ft
Including Limited Use Area (58.9 sq m / 634 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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