



This delightful character home with an abundance of charm

Henham Road, Debden Green, Saffron Walden, Essex, CB11

£1,350,000 Freehold

savills

- Set in the middle of open countryside and approached via a country lane this charming property offers idyllic rural charm
- There is a self-contained annex and unconverted barn with potential
- Outbuildings include a variety of barns, garaging and stables and offer a range of potential uses
- The gardens and grounds extend to around 11.4 acres including an area of woodland across the lane
- Internally the house offers a flexible layout with lots of reception space and up to six bedrooms
- Plenty of period details including inglenook fireplaces, exposed timbers yet the house is not listed
- Conveniently located for a London commute, via Elsenham mainline railway station (Liverpool Street in 56 minutes)
- Chain free sale - the owners already have a house to move to

Local Information

Debden Green is a small hamlet situated approx. 6 miles from the historic market town of Saffron Walden, where there are shops, schools, sports and other facilities. Newport (5 ½ miles) and Audley End (7 ½ miles) provide train services to London Liverpool Street.

Thaxted is only 3 miles distant, and offers further amenities, including a weekly market, restaurant, inns, church and educational facilities.

Bishop's Stortford lies approximately 9 miles to the south with a wide range of amenities and gives access to the M11 (J8) providing road connections to London, the M25, and M11 (J10) to Cambridge and the Midlands is accessed via Saffron Walden. Bishop's Stortford also provides a train service to London Liverpool Street in 38 minutes.

About this property

Ducketts Farm is located in between the villages of Debden and Henham and enjoys a wonderful aspect over the Essex countryside on all sides.

The house is set off a country track with a sweeping driveway providing extensive parking and access to the various outbuildings. The house itself dates back in parts to the Elizabethan era and offers much original character. Extended by the current owners, the living space provides many reception areas. The front door, on the garden side of the house, leads, via an entrance lobby, into the comfortable reception hall with a fireplace. This in turn leads to a spacious drawing room which is itself dual aspect also with a feature fireplace and French doors leading into a sun room/conservatory enjoying a wonderful garden view.





From the sun room a further door leads into the library which is a magnificent space with a high vaulted ceiling and a mezzanine reading area approached by a spiral staircase.

Moving back into the main body of the house the additional reception areas include a study which is approached from the drawing room, a dining room with wood burner, snug/family room and the kitchen/breakfast room. The kitchen itself has space for a table, an Aga and a walk-in larder. Finally, completing the ground floor accommodation are various storage areas including a utility and boot room and guest cloakroom. There is a side entrance lobby just off the kitchen.

Moving upstairs, the first floor can be approached via two staircases, one of which serves two bedrooms, the main bedroom having a dressing room and en suite bathroom. There are four further bedrooms on the first floor most of which have fitted wardrobes and one having an en suite shower room/WC. The remainder share a family bathroom.

The house itself has a range of outbuildings including a self-contained annex/home office space essentially comprised of three rooms plus a kitchen area and bathroom all on one level with its own front door.

Additional buildings comprise a large unconverted Essex barn together with a garage/workshop with roller shutter doors and a stable block comprising of three stables and a tack room. In addition there are various sheds, a greenhouse and summer house dotted amongst the grounds. Adjacent to the house is an outdoor swimming pool with an all-weather domed canopy cover.

The grounds of the house are beautifully appointed with a range of slightly more formal gardens to the side and rear of the house itself and these lead onto the further paddocks and open grounds that are currently used occasionally as grazing. These are mainly enclosed via a hedged boundary and extend to around 11.4 acres in total. This also includes a few acres of woodland across the lane which has been planted with a wonderful variety of specimen trees and provides a beautiful woodland environment.

The house is heated via air source pump heat system (electric) which in turn is powered by an array of solar panels which are located in the field nearest the house. These provide a feed-in tariff essentially meaning that the house can be heated cost effectively. The Aga in the kitchen is oil fired and as mentioned before there are a range of wood burners and open fires dotted throughout the house.





AGENTS NOTE

Please note that Ducketts Farm is approached via a country lane that becomes a track leading through a working farmyard. If you were to follow the lane right to the end eventually it will reach the neighbouring town of Thaxted.

Tenure

Freehold

Local Authority

Uttlesford District Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.
Telephone: +44 (0) 1279 756 800.






Henham Road, Debden Green, Saffron Walden, Essex, CB11
Gross Internal Area 4500 sq ft, 418.1 m²

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Approximate Floor Area = 418.0 sq m / 4500 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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