



# Period thatched farmhouse, annex and amazing leisure suite

**Bridge Green, Duddenhoe End, Saffron Walden, Essex, CB11**

Offer in excess of £1,750,000

savills

- A beautiful period home that is steeped in character with exposed beams, redbrick open fire places and wood flooring
- Amazing, beautifully landscaped formal gardens of around 4.3 acres
- Featuring an additional detached two bedroom cottage
- Fabulous family orientated leisure complex with indoor pool, games room and gym
- Enjoys a semi-rural position excellent for country walks and riding
- The substantial and characterful living space enjoys a wonderful aspect over a sun terrace and outdoor kitchen area
- Ready-made equestrian set up with a stables, ménage and a large paddock of around 3 acres

#### Local Information

This stunning property is located within the small village of Duddenhoe End, which lies between Royston and the market town of Saffron Walden, approximately 6 miles away, offering a good range of shops, public houses and restaurants and for commuters, there is a mainline railway station at Audley End for trains into London Liverpool Street and Cambridge.

There is also easy access to the M11, giving road links into London and Cambridge, whilst London Stansted Airport is approximately 15 miles away.

#### About this property

The property is accessed at the front via a gravel driveway leading to a double garage, through a pretty front cottage garden. There is also a separate gravel driveway with access to the rear of the property, leading to the stables, paddocks, orchard, additional garage and cart lodge.

A solid wooden front door opens into a porch way with a further door leading into the main entrance hallway with a redbrick open fireplace with inset wood burning stove, wooden flooring, and a turned staircase to the first floor. There are doors leading off to the main reception room which also has a central redbrick fireplace, wood burning stove and exposed beams. A further doorway leads through to the formal dining room with a large Inglenook fire place, exposed beams to walls and ceilings and a secondary staircase.

A further door flows through to an inner hall with an external door to the front of the property and the kitchen/breakfast room is off this, fitted with a good range of wall and base units, range cooker, central island and integrated appliances.





The first floor can be accessed by two separate staircases and offers a main bedroom with en suite bathroom and a further three double bedrooms, with bedroom 2 and 3 having access to the Jack and Jill bathroom.

The beautiful rear gardens are particularly spectacular and have been meticulously cared for to offer a serene space with ornamental pond, feature fountain, decked areas and an array of established trees and plants. The indoor swimming pool complex includes shower and changing facilities, fully equipped gymnasium and a snooker/games room. Located to the rear of the garden area, this opens onto a lovely decked area with ornamental pergola. The hard-standing tennis court lies beyond.

#### Services

Mains drainage  
Oil fired central heating  
Mains electricity  
Mains water

#### Tenure

To be advised

#### Local Authority

Uttlesford District Council

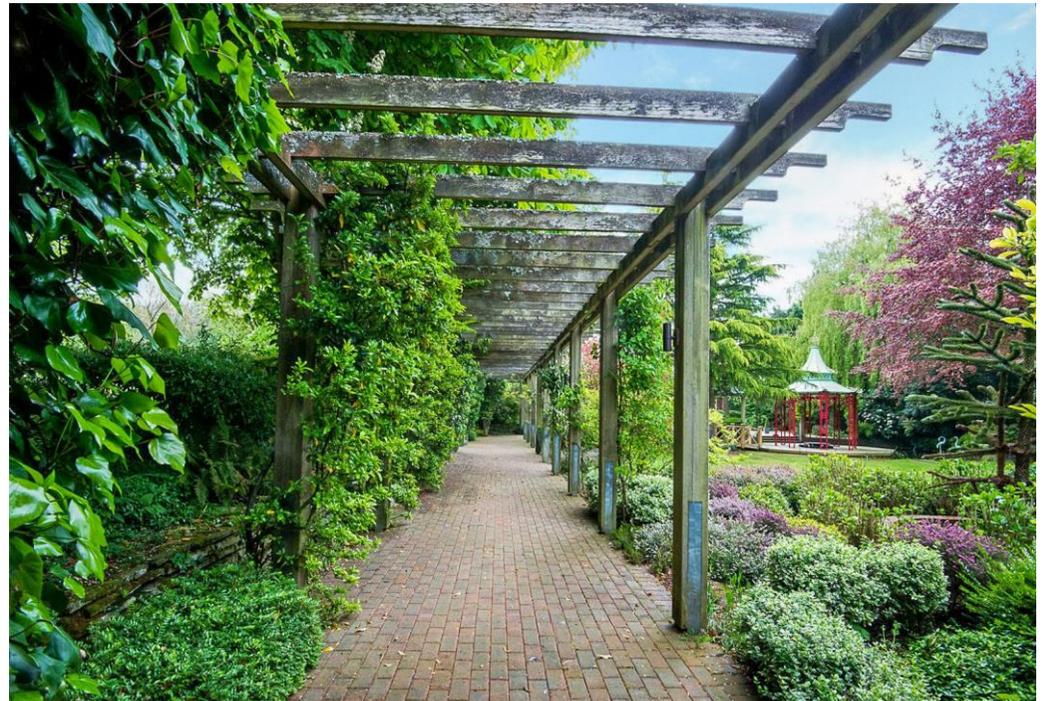
#### Energy Performance

EPC Rating = Exempt

#### Viewing

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









Approximate Floor Area = 201.0 sq m / 2173 sq ft  
 Garages = 78.0 sq m / 832 sq ft  
 Annexe = 102.0 sq m / 1100 sq ft  
 Annexe Garage = 34.0 sq m / 363 sq ft  
 Pool House = 257.0 sq m / 2769 sq ft  
 Stables = 48.0 sq m / 515 sq ft  
 Workshop = 15.0 sq m / 158 sq ft  
 Stores & Covered Walkway = 29.0 sq m / 311 sq ft  
 Total = 764.0 sq m / 8221 sq ft



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