

THE MILLS

STUMP CROSS • GREAT CHESTERFORD • ESSEX





THE MILLS

WALDEN ROAD • STUMP CROSS
GREAT CHESTERFORD • ESSEX • CB10 1PS

A former Mill house with 3.6 acres on the outskirts of this sought-after village

Entrance hall • Drawing room • Dining room • Kitchen with walk-in pantry
Breakfast room • Utility/laundry room • Cloaks • Cellar

Master bedroom with en suite dressing room (formerly bedroom 5) • Two further bedrooms
First floor library/bedroom 4 • Separate bathroom • Shower room and cloakroom

Range of outbuildings including garden cottage/studio, detached garage and office building
Workshop • Former dairy • Store • Fuel store

Delightful walled garden • Feature 'rill' waterfall and ornamental pond • Deep herbaceous borders
Rose garden • Fruit and vegetable garden • Orchard and established woodland

In all 3.6 acres



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Situation

The Mills is situated on the outskirts of the village of Great Chesterford surrounded by open fields yet conveniently placed for access to the A11 (north) and the M11 (south). To the other side of the A11 dual carriageway is the Wellcome Trust Genome Campus; to the north Granta Park and close by the Babraham Institute and Chesterford Research Park.

There are excellent shopping and recreational facilities in the market town of Saffron Walden (4 miles) including a full range of shops, bars and restaurants and a Waitrose supermarket. There are also well regarded schooling facilities including a primary school in Great Chesterford and in Saffron Walden, the County High School; and independent schooling at Dame Bradbury's prep school and The Friends school. Other renowned schools are available at Newport, Cambridge and Bishops Stortford.

For the commuter there are mainline railway services from Great Chesterford station and direct services from nearby Audley End railway station leading into London Liverpool Street and Cambridge. The M11 at Junction 9 provides access south to London and the M25 and from junction 10 to the north to the A14, A1 M1 & M6. The A11 is also accessed from J9 of the M11. Stansted Airport is 18 miles to the south with a mainline "express" rail service into London Liverpool Street and domestic and international air services to a wide variety of destinations.





Description

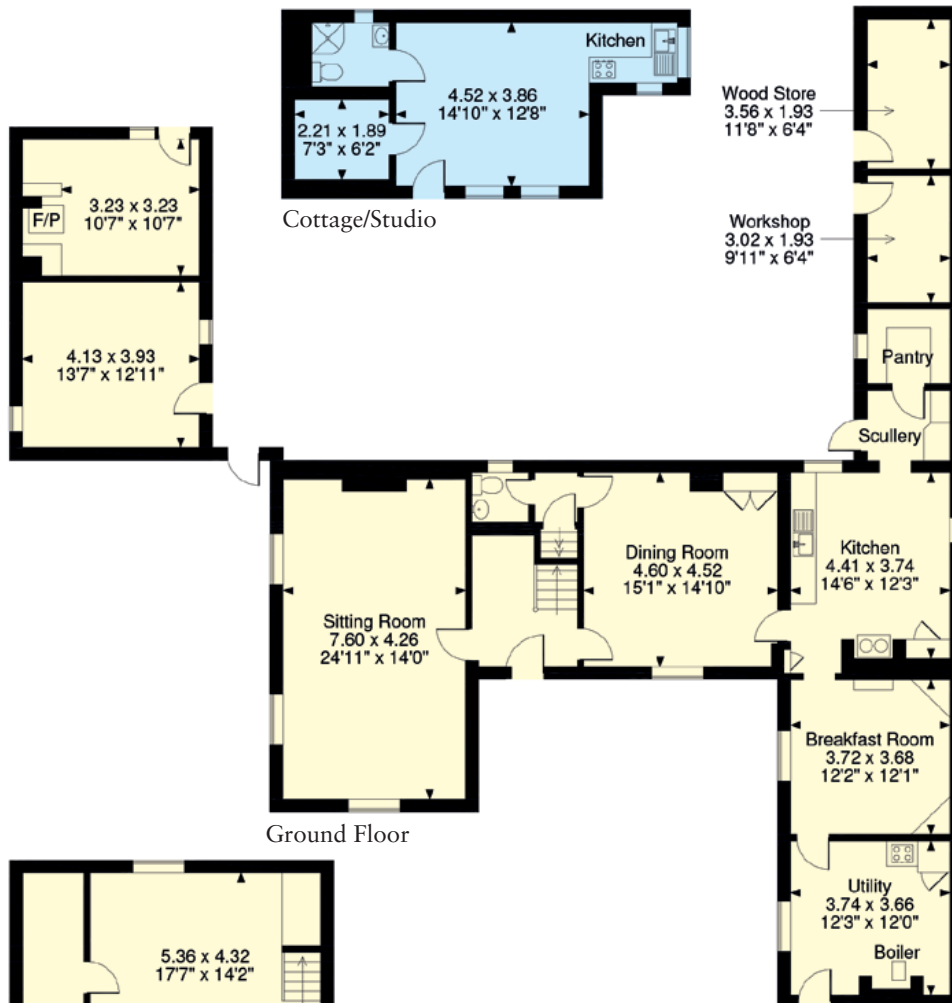
This is a really interesting property, having been in the same ownership for over 30 years, it has been sympathetically cared for, planted and nurtured to create an environment to attract many types of wildlife – becoming an ornithologist's and entomologist's dream. Formerly the site of two windmills, the related brick and flint dwelling beneath a recently re-laid slate roof was originally a more modest property adjacent to the road. Having been significantly extended on two occasions, it now provides well proportioned, versatile accommodation over two floors extending to 2,856 sq ft with far reaching views over the gardens and rolling countryside which surrounds the property. The rear elevation, clad in Boston Ivy, overlooks the walled garden which has abundant and colourful herbaceous borders and a delightful rill flowing via a waterfall to the sunken pool beyond.

The main entrance to the house - with its replacement canopy – leads to a welcoming hall with kilim-runner staircase and parquet flooring. Adjacent is the drawing room – a charming, comfortable room which was re-designed by John Sutcliffe and has decorated trompe l'oeil walls, central regency style columns within a tri-arched panel which “divides” the room into two sitting areas – both of which have full height sash windows enjoying views of the garden, parquet flooring and shelving incorporated into the dividing side panels. To one end is an hourglass cast-iron hobgrate with relief decoration of cupids and turtledoves having a painted timber surround with dentilled cornice and arched recesses beside. To the right of the hall is the dining room with pamment flooring, built-in cupboards and access to the cloakroom and cellar – divided into two areas with brick flooring and space for wine storage. The kitchen, again with brick pamment floor, incorporates a two oven oil fired Aga with overmantel and shelving, shelved store cupboard, Gaggenau electric 2 ring hob, barbecue, deep fat fryer and integrated extractor, 3 recycling bins and twin round sink unit. Beyond is a lobby with plumbing for dishwasher, butler sink, half glazed door to garden and a walk-in pantry with slate shelving and meat hooks. To the far side of the kitchen is a breakfast room with its original (1825) register grate, a fitted corner cupboard and a door to the utility/laundry room having plumbing for automatic washing machine, broom cupboard, glazed sink, oil fired boiler and side door.

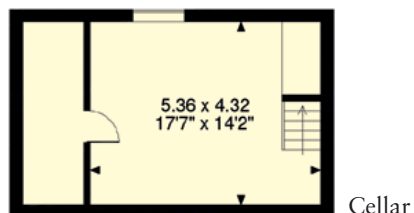
On the first floor, there are distant views from many windows – the master bedroom has an adjoining dressing room and the second, a wash basin, there is also a third bedroom and library (formerly fourth bedroom) with extensive fitted shelving and cloakroom. A bathroom and separate shower room complete the accommodation on this floor.



Floor Above Garage



Ground Floor



Cellar



Walden Road, Great Chesterford

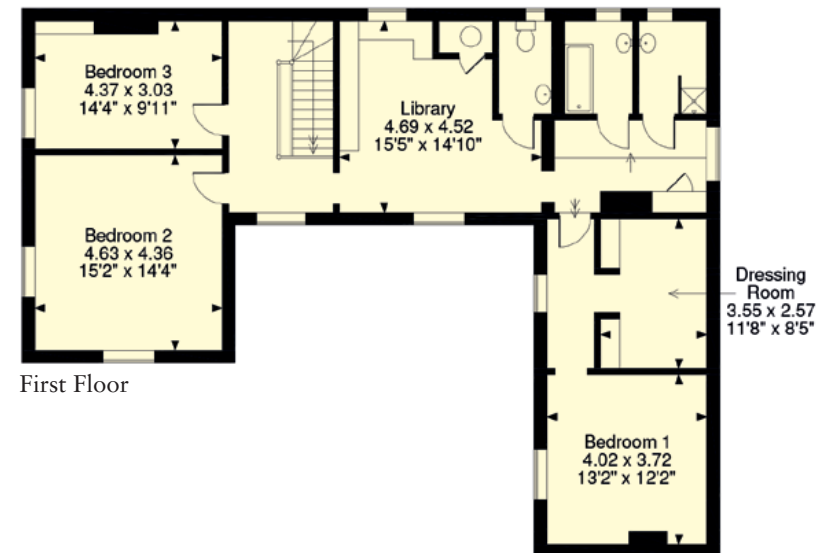
Main House gross internal area = 2,856 sq ft / 266 sq m

Garage gross internal area = 694 sq ft / 65 sq m

External Rooms gross internal area = 325 sq ft / 30 sq m

Cottage/Studio gross internal area = 306 sq ft / 28 sq m

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



First Floor





Gardens and Grounds

The extensive grounds are approached via a pleached Lime-lined shingle drive which leads to a parking area and detached garage block of weatherboarded elevations with slate Mansard roof, two electric up and over doors, internal gardener's cloakroom and oil fired boiler. An external steel staircase leads to a spacious first floor office which is well lit from many 'slit' windows to either side, and full height windows to the rear enjoying far reaching views. Approaching the house from this building is a brick and slate garden cottage/studio on one side

of the garden, with a bed/sitting room, kitchenette, study/bedroom and shower room.

To the northern side of the house is a courtyard with ornamental pond and a range of outbuildings including a workshop, former dairy, store and fuel store and an area of hardstanding, thought to be the site of the windmills. A delightful, recently planted semi-circular rose garden completes this area of the garden bordered by mature laurel hedging and some fruit trees. The grounds extend to the west, behind and

beyond the cottage and the garage outbuildings and divide into the fruit and vegetable garden with fruit cages; the orchard with fenced goose area and pond. The orchard is planted with a vast selection of old East Anglian apple varieties, together with some greengage, bullace, pear and damson. Beyond is an area of gated woodland, planted by the vendor some 30 years ago which has been allowed to naturally establish itself with a variety of mixed broadleaf trees and some ponds which are fed from the mains water supply.

To conclude, the whole provides a unique opportunity to obtain an established village edge site – a potential smallholding or a conservationist's parcel of land which enjoys good commuter links and access to Cambridge, East Anglia and beyond.

Services

Oil fired central heating to main house, office and cottage/studio. Mains water and electricity. Drainage to Klargester septic tank.

Outgoings

Council Tax: Band G.

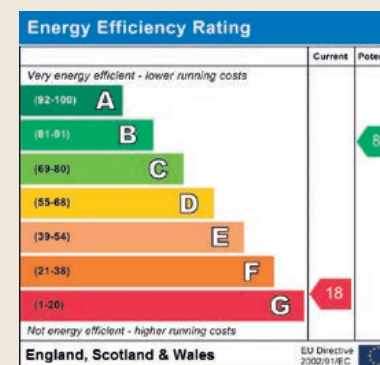
Amount payable 2015/2016 £2,540.63.

Local Authority

Uttlesford District Council

Viewing

Strictly by prior appointment with the sole agents Savills (UK) Ltd.



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