

Manor Lane, Great Chesterford, CB10 1PJ

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Manor Lane

Great Chesterford,
CB10 1PJ

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Guide Price £1,250,000



- Substantial, Grade II Listed country residence
- Accommodation of approx. 5,132 sq ft
- Fine period features
- Set in approx. 3 acres
- Highly sought-after village
- Ideally located for commuters to London and Cambridge

An imposing Grade II Listed country house, only an hour from London, comes to the market for the first time in nearly a century. Set in approximately 3 acres of stunning, mature grounds.









LOCATION

Great Chesterford is one of the region's most sought-after villages. With its own train station with direct services to London Liverpool Street in just over an hour, a popular village school which is Ofsted rated good, two pubs and an unrivalled bakery and delicatessen, Great Chesterford is one of the region's most sought-after villages. Also, within easy reach of the M11, A11 and Stansted Airport, this well-connected location is set in rolling open countryside while being within ten minutes of Saffron Walden.

Manor Farm, Great Chesterford, has remained in the hands of the same family for nearly 100 years. With origins dating back to the early 16th century, this substantial Grade II Listed country house with a beautifully atmospheric feel presents a rare opportunity for a buyer looking for a substantial family home, packed with character, in one of the region's most sought-after villages.

Set along a quiet lane, the house is approached through electric gates and via a sweeping gravel drive, arriving at gardens and grounds approaching 3 acres. A charming brick-and-flint wall marks the entrance, beyond which broad lawns, mature trees and elegant Scotch pines frame the house on all sides.

Squarely built, the pale-yellow farmhouse stands with quiet confidence, its striking royal blue front door reached by a flight of stone steps. Inside, a magnificent entrance hall forms the heart of the house. This a vast, light-filled space is arranged around an impressive turned staircase dating from the 1800s and crowned by a large lantern above. The principal rooms radiate from this central hall in a classic, balanced plan.

To the left lies the dining room, a richly characterful space with exposed beams crossing the ceiling, centred by a symbolic pelican roundel. Finished in opulent gold wallpaper, with wooden floors, the room connects through to the rear hall. Painted in an inky blue, this atmospheric passage leads into the farmhouse kitchen: a wonderfully practical yet deeply cosy country kitchen with a large central island, four-oven Aga, extensive pantry and generous windows overlooking the formal gardens. A door opens directly onto the rear terrace, where a magnificent yellow tree peony brings a vivid burst of colour against the house. Beyond the kitchen is a substantial boot room and utility room, together with an additional versatile space that has served equally well as an office or playroom.

Returning to the rear hall, a recently redecorated family room has views across the gardens, with double doors opening outside, a working fireplace and a herringbone carpet. This room flows naturally into the drawing room — an elegant formal space echoing the proportions and grandeur of the dining room, complete with a large fireplace, elaborate cornicing and gold wallpaper. Double doors open onto the gardens, while a front-facing window draws light through the room.

Upstairs, the first-floor landing divides into two generous sections flooded with natural light thanks to tall windows on all sides. This airy upper hall leads to four bedrooms and three bathrooms. The principal bedroom is particularly impressive in scale, with exposed beams, a rose roundel and extensive storage including a walk-in wardrobe.

A discreet staircase rises further to the attic rooms. Behind a small, pointed door lies a dramatic vaulted space where original 16th-century beams remain gloriously exposed. A second attic room mirrors the first, and together they offer wonderful potential as children's bedrooms or studio space.

Outside, the house is fully surrounded by its own grounds. To the front is a large area of lawn, which is partly walled and bordered by flowerbeds packed with roses, irises and peonies. This leads to a wild, woodland area, which sees a large wildlife pond. Here, the ground is covered in wild garlic and bordered by a tributary of the River Cam. Beyond these gardens is a small outbuilding, surrounded by a brick and flint wall with a fig tree, which could provide brilliant garden storage. To the side and rear of the house are further formal garden areas. A large stone terrace from the kitchen and sitting room leads onto a formal lawn, beyond which is a meadow area which is bordered by a line of Poplar trees.

Bruce King, Director at Cheffins says: "Rarely does a house of such history, scale and character come to the market. Manor Farm really offers a family the chance to create a remarkable country life, surrounded by beautiful gardens and countryside, yet within easy reach of London."

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Timber framed with clay peg-tile roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 5,132.44 sqft
- Parking - Garaging and private driveway
- Listed – Grade II Listed
- Conservation Area – Yes
- Flood risk - Very low, however, the vendor has advised that the kitchen has previously flooded due to high water table levels

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank (does not comply with current septic tank and sewage regulations)
- Heating - Oil fired boiler with radiators and open fires
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse

ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership

VIEWINGS

By appointment through the Agents.















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Council Tax Band - G
Local Authority - Uttlesford

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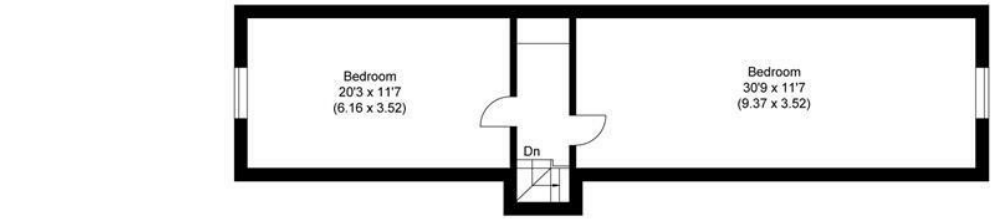
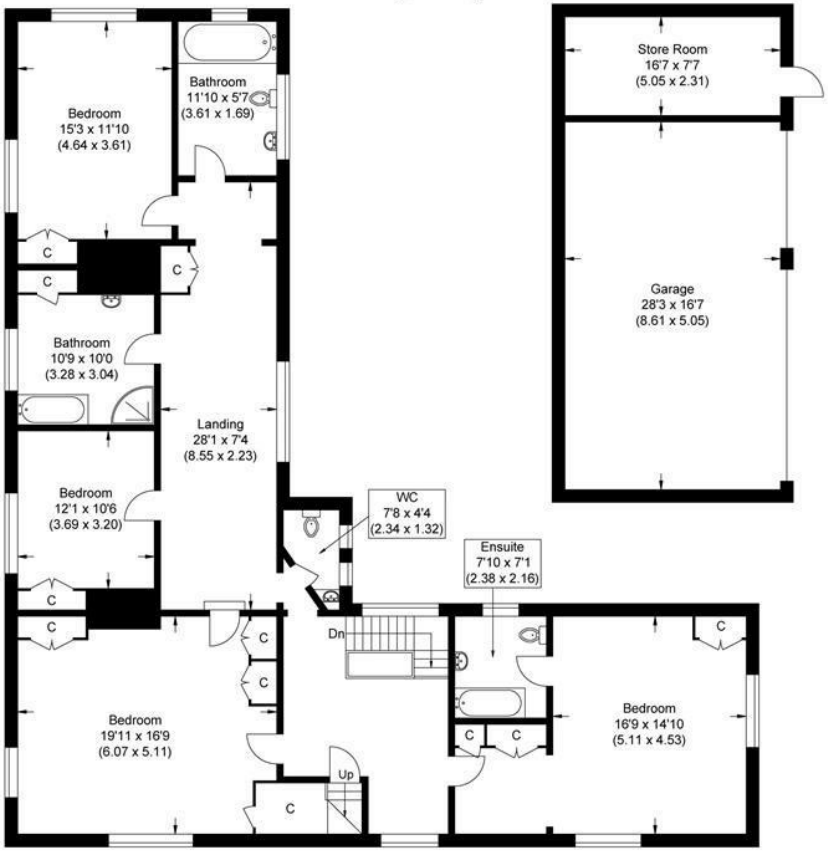
Approximate Gross Internal Area
476.82 sq m / 5132.44 sq ft
(Excludes Garage)
Garage Area 55.90 sq m / 601.70 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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