



Water End, Ashdon, CB10 2NA

**CHEFFINS**



# Ashdon

CB10 2NA

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**Guide Price £995,000**

- Grade II Listed farmhouse
- Numerous original features
- Versatile accommodation of approx. 3,281 sqft plus outbuildings
- Grounds of approx. 1.6 acres
- Stunning rural location

A picture-perfect, quintessential English, Grade II Listed farmhouse dating back to 16th century with sensitive alterations, set in a stunning location on the edge of the village set within grounds of approximately 1.6 acres.







## LOCATION

Spriggs Farm is set well away from passing traffic, off a quiet lane and the settlement of Water End, approximately one mile from the village of Ashdon. Ashdon is a pretty village four miles from Saffron Walden, and with a popular pub, a primary school, a village museum and a plant nursery. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 4 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 8 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 10 miles away.

Nestled in rolling countryside and accessed via a sweeping private drive, Spriggs Farm offers a potential buyer the rare opportunity to buy a house which harks to English lifestyle of old. Previously an old fruit farm, the character of the original parts of the timber-framed house remain largely unchanged from its 16th century roots, while newer additions have been created thoughtfully from unused outbuildings, to form a spacious yet comfortable house.

On arriving at the farmhouse, one of the main features is the stunning lawn to the front with a large pond, beyond which the three-storey house sits proudly, overlooking the surrounding fields. A grand front door, painted in a glossy black, leads to a traditional hall, off which a cosy study is accessed to the left-hand side. With its exposed beams, low set windows and inglenook fireplace, this is the oldest part of the property. Built in a T-shape, to the other side of the hall is a superb sitting room, again with another large fireplace, and painted in a wonderful mint green. With views to both the front and back of the house, the sitting room leads to a spacious dining room which was created by the current owners by knocking through three previously small rooms. With exposed beams and a rich red colour scheme, this creates a perfect room for Christmas Day gatherings or parties and houses a large dining table. The rest of the house follows through from the sitting room. Down two steps is the country-style kitchen which imbues all of the character of English country life. Complete with a large walk-in pantry and an 'Alpha' range cooker, the kitchen, which is currently painted a stunning mustard yellow, was previously a part of the original fruit farm, potentially an old dairy. From the kitchen are all the main markers of countryside living, a pretty snug which could easily be used as a playroom, a spacious utility room, and from that, a glass sunroom with terracotta tiled floors. Beyond the sunroom is a vast, cavernous space, previously a pear store, and which was converted by the current owners into a party room and from here, they host regular village and fundraising events, alongside a regular meditation and mindfulness group. This room has heaps of potential, and could be converted into an annexe, subject to planning consent.

Upstairs, the character of the house continues. A pretty landing leads to the smart main bedroom, complete with original elm

floorboards, with views over the gardens and pond, as well as an ensuite bedroom. The second bedroom, again with original floorboards, has another ensuite, and there are two further bedrooms and a family bathroom on this floor. As a house built for hide-and-seek, another staircase leads to the second floor, which sees two stunning attic bedrooms in the eaves of the house, with exposed beams and original floorboards and a dormer window overlooking the gardens.

The gardens are as much of a draw to Spriggs Farm as the house itself. Stretching to over 1.6 acres, they combine a wonderful mix of formal planting, courtyard spaces and a productive fruit and vegetable garden, peppered with ancient oak trees and surrounded by traditional hedgerows. Surrounding the rear of the house is a gravelled courtyard area. This is a real sun trap and has been carefully planted to echo the character of the house and provide a perfect area for barbecuing and entertaining. A metal gate then leads to the drive, on which there is a smaller outbuilding – currently used for pressing apple juice – and a large log store. Another larger outbuilding, completed 18 months ago, provides lock-up garaging, mower store, workshop and chicken coop, with loft storage, complete with solar panels. From this building the grounds of the property stretch out and surround the house. One particular feature are the two large ponds, which come complete with a rowing boat, and which see wild ducks, moorhens and various wildlife flock to the garden. The vegetable patch is comprehensive, with a large fruit cage, currently producing brussels sprouts, curly kale, carrots, leeks, spinach, raspberries, currants and a healthy crop of strawberries. Formal areas have also been created, with box hedging and flower beds which form a tapestry of colour in the summer, complete with a delightful rose garden and a number of mixed floral borders and beds with many perennials and flowering shrubs.

The seller, who bought the house 24 years ago, says: "This house and its gardens really is a last piece of Old England. The place absolutely teems with wildlife all year round, and while the grounds are large, they are relatively low maintenance. We have found that this house really imparts peace. People feel peaceful here, which is so important in today's world. The house is a very English house, it's

a bit of this and a bit of that and has evolved over the centuries to create a charming eclectic mix of styles. We will be sad to leave our rural idyll that we have enjoyed here, but we know the house now needs a new chapter, and I hope that it will give someone else the pleasure it has given us."

#### AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – G
- Property Type – Detached house
- Listed – Grade II
- Property Construction – Brick and oak frame with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 3,281 sqft
- Parking – Garage & driveway

#### UTILITIES/SERVICES

- Electric Supply – Mains and solar panel with Feed-In-Tariff
- Water Supply – Mains
- Sewerage – Private sewerage treatment plant
- Heating – Air source heat pump and mains electric
- 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.

#### OTHER

- The maintenance costs for the access driveway are shared between 3 properties.

#### VIEWINGS

By appointment through the Agents.





















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Council Tax Band - G  
Local Authority - Uttlesford













Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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