



Bonhunt House, CB11 3UE

CHEFFINS

Bonhunt House

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- Impressive, Victorian residence
- Approx. 4420 sqft plus substantial cellar
- Numerous character features
- Beautiful grounds of approx. 1.83 acres
- Ideally located for road and rail networks
- Excellent family home

Bonhunt House is an attractive and imposing redbrick Victorian family home with expansive accommodation approaching 4,500 sqft. With high ceilings, original plasterwork cornices and ornate fireplaces, Bonhunt House is typical of Victorian architecture and design, set in stunning mature grounds bordered by a stream, and with a tennis court and a detached double garage, plus third garage space. Bonhunt House offers a grand country house of large-scale proportions, while also being perfectly arranged for family living.

7 4 5

Guide Price £1,500,000





LOCATION

The property is located in a picturesque setting, in the heart of the Quendon Estate, surrounded by rolling countryside. It is on the edge of Newport which has a range of amenities including a Church, village shop, pubs and restaurant, post office, GP practice, pharmacy and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. Wicken Bonhunt has an active Church and many village clubs and organisations. There is a well-regarded local primary school at nearby Clavering, where there is also a useful supermarket. More comprehensive amenities are available at the fine old market town of Saffron Walden. London Stansted airport is 12 miles away.

Bonhunt House was originally known as Bonhunt Farmhouse, on the site of Bonhunt Farm and part of the Quendon Estate. Originally constructed in the 1840s as farm managers' houses for the large estates of Saffron Walden, it has been sympathetically extended and upgraded by the current owners over the past 25 years to now offer spacious accommodation while also retaining its historic charm. The house remained as a tenanted property until 1939, then was occupied by non-farm related families. In 1970 it was sold into private ownership, and three different families have owned the house since then. The names of past occupants are engraved on a windowpane in the dining room.

GROUND FLOOR

RECEPTION HALL

An impressive reception hall with glazed door from the driveway with views through to the garden and allowing a natural flow through to the adjoining reception rooms. There is a wide staircase rising to the first floor with a large window overlooking the gardens and grounds. The reception hall features high ceilings which continue through to the other rooms forming part of the original house.

DINING ROOM

A stunning entertaining space with bay window overlooking the surrounding countryside. Open fireplace with a magnificent carved surround and mantle, together with a natural stone hearth.

LIBRARY

A dual aspect room with large windows providing an abundance of natural light, open fireplace with timber mantle and surround and fitted bookshelves and cupboards.

SNUG

A versatile room with box bay window to the side aspect, further window to the rear overlooking the garden and open fireplace with impressive timber surround. Door to:

LOUNGE

An excellent reception room with glazed doors onto the courtyard terrace area, which sees a raised pond, views over the garden and provides a sunny, sheltered spot to the rear of the house. There is a fireplace with inset stove, stone mantle and surround and granite hearth. Large built-in pull-down projection screen. Staircase leading to the second landing.

CLOAKROOM

Comprising low level WC, vanity wash basin and window overlooking the garden.

SIDE LOBBY

Glazed door providing access to the side courtyard, used as the secure primary access by the current owner.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, central island, five ring gas hob plus additional ceramic hob, built-in double oven, twin bowl sink unit and dishwasher. A number of windows flood the room with natural light and a glazed door provides access to the rear hallway with further glazed stable door with adjoining window providing access to the outside space.

UTILITY ROOM

Comprising base and eye level units with worktop space over, sink unit, space for fridge freezer, washing machine and tumble dryer.

CELLAR

The property boasts a substantial cellar, currently used for storage and also housing the boiler and hot water tanks. Windows providing natural light and a pair of timber doors providing access to the outdoor space. The cellar also has huge potential for conversion to additional accommodation, subject to needs to relevant approval.

FIRST FLOOR

LANDING

Accessed via the staircase from the reception hall. Further staircase rising to the second floor.

BEDROOM 1

A dual aspect room with spectacular views over the gardens and surrounding countryside. Obscure glazed door to:

EN SUITE

Comprising panelled bath with independent shower over, twin vanity wash basins, WC and window.

DRESSING ROOM

Fitted with a number of wardrobes and deep understairs storage cupboard. The room could be used as a bedroom or nursery.

BEDROOM 2

A triple aspect room with views over the surrounding area. Door to:

EN SUITE

Comprising panelled bath with independent shower over, WC, wash basin and window.

BEDROOM 3

A dual aspect room.

BATHROOM

Comprising panelled bath with handheld shower attachment, separate shower enclosure, vanity wash basin, WC, built-in linen cupboard and window.

LANDING

Accessed via the staircase from the lounge with window to the side aspect. The adjoining rooms could be utilised as a self-contained area for teenagers or an au pair.

BEDROOM 4

A dual aspect room with views over the grounds.

BATHROOM

Comprising panelled bath with independent shower over, vanity wash basin, WC, window and doors to the landing and bedroom.

BEDROOM 5/STUDY

Offering a multitude of uses with window providing views over the grounds.

SECOND FLOOR

LANDING

Accessed via the main landing. Study area, built-in attic cupboard and door to:

BEDROOM 6

A pretty bedroom with a pair of bespoke windows enjoying a high-level outlook, together with access to eaves loft/storage area.

OUTSIDE

The property sits well within delightful, mature grounds of approximately 1.83 acres, bordered by the Wicken Water stream, which is one of the sources of the River Cam. Approached via a smart gravel drive to the front of the house, the property overlooks what is believed to be one of the oldest Anglo-Saxon chapels in the country, maintained by English Heritage. In front of the house is a smart lawned area with estate fencing, mature flowerbeds and a series of specimen trees including a number of Ulmus Bonhunt, a rare breed of elm tree known only to exist in the area. The grounds have been lovingly maintained by the current owners, incorporating a wealth of well-stocked flower and shrub borders, mature trees and a natural stone terrace for al fresco entertaining. The gardens are mainly laid to lawn, with a tennis court, sizeable pond and a substantial detached double garage and timber shed behind, with a further single garage located near the side lobby with timber doors, power and light. There is potential for rental of 5 acres of adjacent grazing land. The property is well-placed for commuters, being only a short distance from Audley End and Newport train stations and conveniently located for access to Stansted Airport.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 4419 sqft plus cellar
- Parking - 2 garages and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Gas Supply - Mains
- Water Supply - Mains and private well
- Sewerage - Private septic tank
- Heating - Gas fired boiler with radiators, wood burner and open fires
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - OK

RIGHTS OF WAY, EASEMENTS, COVENANTS

- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.
- Right of way over track, owned by the Estate, Pegasi Ltd, with shared maintenance costs.

BUILDING SAFETY

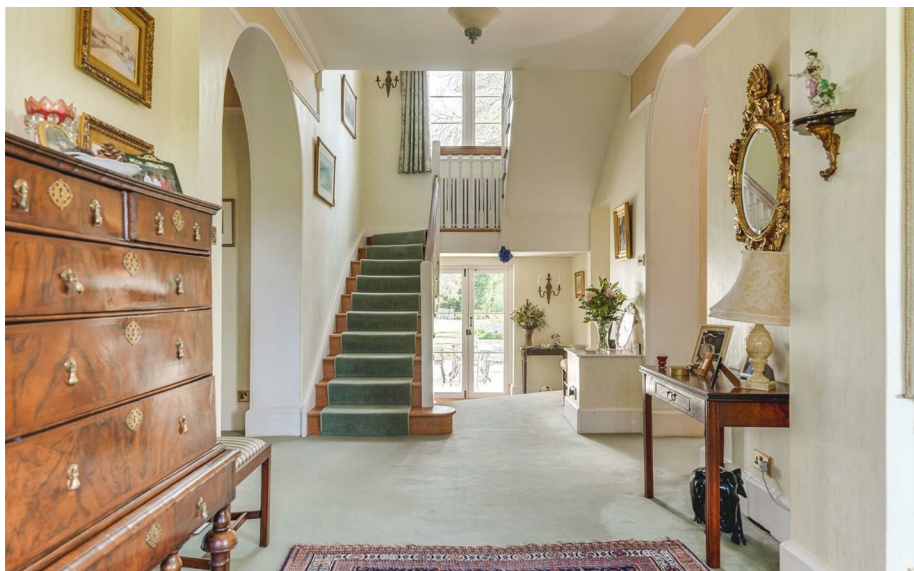
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and that the property is not at risk of collapse.

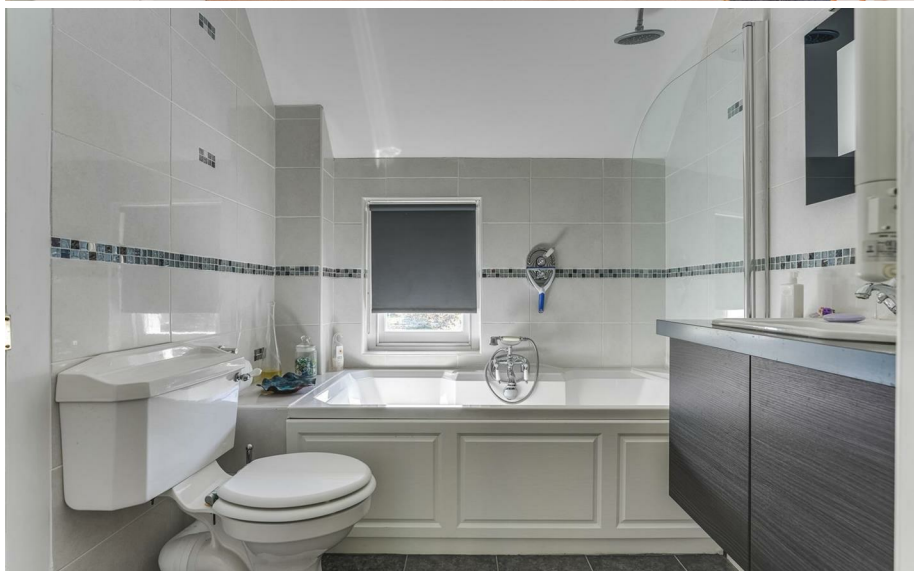
ACCESSIBILITY/ADAPTATIONS

- 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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,500,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford







Approximate Gross Internal Area
 412.32 sq m / 4438.17 sq ft
 (Excludes Garage & Cellar)
 Garage Area: 64.21 sq m / 691.15 sq ft
 Cellar Area : 74.66 sq m / 803.63 sq ft



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



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>.

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

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

