

Lockbie

Duddenhoe End, Essex



A delightful period country house set in an idyllic rural location.

Audley End train station 4.8 miles, Saffron Walden 6.4 miles, Royston 8.6 miles
(Distances and times approximate).



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Summary of accommodation

Main House

Reception hall | Drawing room | Sitting room | Family room/study | Kitchen/Breakfast room | Utility room
Laundry room | Boot room

Principal bedroom suite | 3 further bedrooms | 2 further bath/shower rooms | 1 bedroom annexe

Garden and Grounds

Beautiful formal gardens and grounds | Swimming pool | Stables | Manège | Orchard | Paddocks

In all about 4 acres



Situation

(Distances and times are approximate)



The delightful market town of Saffron Walden is within 6 miles with a range of boutique shops and more comprehensive shopping.



Saffron Walden and Cambridge provide excellent schools.



Road links to London and Cambridge are accessible at Junction 8 and 9 of the M11 and the A10.



Train services to London Liverpool Street (from 54 minutes) and Cambridge (from 15 minutes) run from Audley End, approx. 4 miles and Kings Cross is accessible from Royston (from 39 minutes) which is approximately 8.5 miles.



Lockbie

Lockbie is a charming listed family home, which benefits from three spacious reception rooms, two of which have impressive open fireplaces. The drawing room is a substantial room which is ideal for entertaining and benefits from direct access to the gardens. The sitting room is a cosy space which is ideal for everyday living and the family room/study is a useful space with a boot room beyond. The Kitchen/Breakfast room is a more recent addition, with extensive built in units and a large range and double doors to the terrace. There is also a laundry room and beyond the kitchen is a large utility room with a back door. The bedroom accommodation is well arranged with a principal bedroom suite, three further bedrooms and two further bath/shower rooms.

The present owners built the very useful one bedroom annexe, which benefits from a kitchenette, shower room, sitting room and bedroom. It is also a very pleasant space for a home office.



Outside

The south west facing gardens are mainly laid to lawn and interspersed by mature trees and herbaceous borders. A short distance from the house is the delightful outdoor swimming pool, with the stable block and manège beyond. There are two good size paddocks, as well as an orchard.

Property Information

Tenure: Freehold.

Services: Main electric, water and private drainage.
Oil fired central heating

Local Authority: Uttlesford District Council

Council Tax: Band G

EPC: F

Postcode: CB11 4UT

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 278 sq.m / 2,997 sq.ft

Annexe: 44 sq.m / 473 sq.ft

Total Area: 322 sq.m / 3,470 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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