



Saffron House

Saffron Walden

Saffron House is an impressive country house designed to a Georgian style occupying 17 acres.

Saffron House, Redgates Lane, Swards End, Saffron Walden, CB10 2LP

Saffron Walden 3 miles, Audley End Train Station 5 miles, Stanstead airport 17 miles, Cambridge 18 miles
(All distances approximate)

Reception hall | Drawing room | Kitchen | Utility | Sitting room | Dining room | Study | Wine room
Indoor swimming pool | Gym | Master suite with 2 dressing rooms | 7 further double bedrooms 5
en suite | Cinema room with kitchenette | 17 acres | 2 bedroom annexe | Tennis court
Extensive garaging and stables | Paddocks | Lake

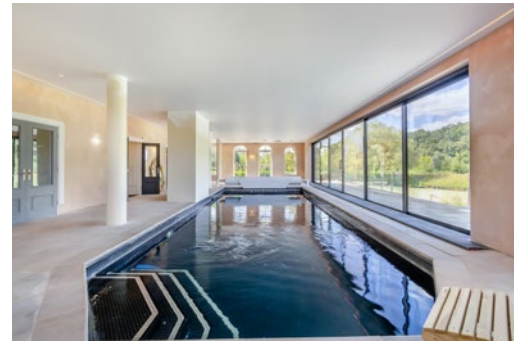
Property

Saffron House is an impressive country house, constructed in a Georgian style, and is in a secluded position in grounds of approximately 17 acres. Designed for comfortable living, the beautifully proportioned reception rooms have excellent ceiling heights and interlinking double doors. The kitchen/breakfast room has been extensively fitted with a bespoke range of cabinets, incorporating a large central island, with granite surfaces and a four oven AGA. Integrated appliances include ovens and Sub-Zero refrigerators. Generous reception rooms include a drawing room, dining room and sitting room, whilst the study is fitted with an exceptional range of shelving and cupboards. A fitted utility room is adjacent to the kitchen and a temperature-controlled wine room is located off the entrance hall. A heated indoor swimming pool is located the eastern side overlooking the terrace and lake.

The first floor comprises an exceptional principal suite with two dressing rooms and en suite, and two further bedroom suites all with access onto verandas. On the second floor a spacious landing incorporates a tv area, an enormous guest suite, four bedrooms and three bathrooms.









Outside

The landscaped garden and grounds extend to approximately 17 acres with a circular drive and fountain to the front access. The southwestern elevation has a large York stone terrace looking across the grounds and a substantial covered area with outdoor kitchen, ideal for alfresco dining. To one side is an all-weather tennis court and behind, a soft play area.

The rear garden has been laid out with an avenue of trees creating a wonderful vista towards a pavilion. A large well stocked lake with an island is planted with mature trees including willows. The formal garden area has a rose garden, symmetrically laid out yew trees, box hedging and an espalier hornbeam hedge. To the other side of the drive is an orchard surrounded by field maple hedging. Beyond is a large paddock. The approach to the property has substantial parking and garaging and a two bedroomed annexe, and a gymnasium located adjacent to the alfresco kitchen.

Location

Saffron House is approached through unspoilt countryside down a leafy lane. The historic market town of Saffron Walden is close by and well known for its range of independent boutique shops, pubs and restaurants, as well as a Waitrose. More comprehensive shopping facilities can be found in Cambridge 18 miles to the north. There are several very good schools in the area, including Saffron Walden County High and Dame Bradbury's. Numerous leisure facilities are close to hand including Saffron Walden Golf Club.



Floorplans for Main House internal area 11,875 sq ft (1,104 sq m)

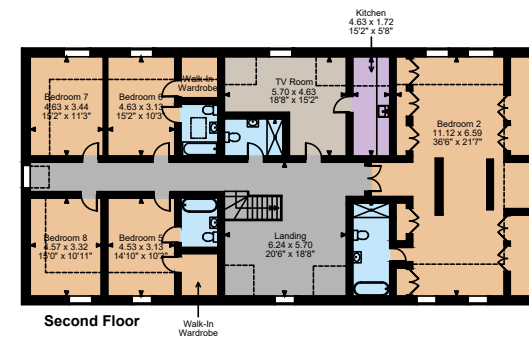
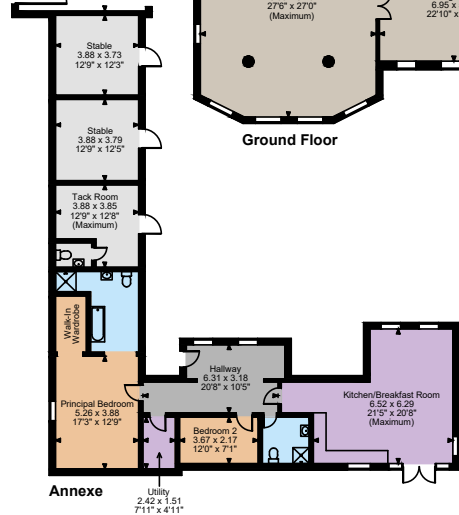
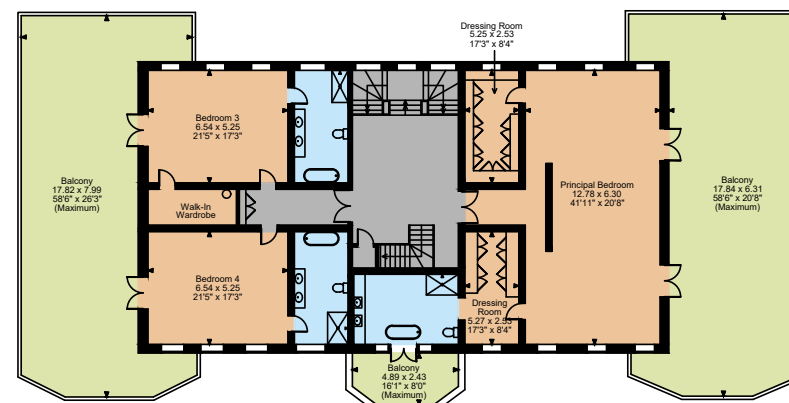
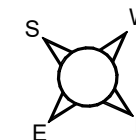
Garages internal area 1,324 sq ft (123 sq m)

Outbuildings internal area 1,181 sq ft (110 sq m)

Annexe internal area 1,583 sq ft (147 sq m)

Balconys external area 2534 sq ft (235 sq m)

Total internal area 15,963 sq ft (1,484 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Viewing is strictly by prior appointment. please contact:

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