



MullucksWells



Courtlands House | Wendens Ambo



# Courtlands House

A substantial detached residence of considerable style. At approximately 5,400 ft the property provides versatile accommodation of generous proportions.

Courtlands House has the flexibility of being either a single 6 bedroom dwelling, or split to provide a 4 bedroom main house and a 2 bedroom annex.



## Situation

Courtlands House is located on Royston Road some 400 metres to the west of the village of Wendens Ambo. It is approximately half a mile from Audley End railway station providing direct services to both Cambridge (20 minutes) and London Liverpool Street (50 minutes). The barn is therefore well positioned for commuters travelling into the City of London.

The old market town of Saffron Walden lies 3 miles to the east, Cambridge 12 miles to the north and Bishops Stortford 10 miles to the south. Junctions 8 and 9 of the M11 motorway are within a short driving distance providing convenient access to both Cambridge and London (approximately 50 miles).

Stansted Airport, some 12 miles south east of the property provides flights to numerous national and international destinations. London Luton airport is 35 miles to the west.

## Local amenities

Wendens Ambo provides a delightful church, village store situated within Audley End station and popular local public house. Further requirements are met in the picturesque and medieval town of Saffron Walden which provides a good array of shopping including Waitrose, Tesco, Starbucks etc as well as many local traders. The town also offers evening entertainment in the form of bars and restaurants.

Schooling in Saffron Walden is of a high standard, and Courtlands House falls within the catchment area for Saffron Walden County High School (2006 saw GCSE results with 32% of results being grade A or A\*), as well as RA Butler and St. Mary's Primary schools. (Information provided by Essex County Council.)





## Description

The property has been tastefully redeveloped into a house in the style of an Essex Barn. It provides architectural features associated with this style of building.

The front section is believed to have been constructed in the early 1900's being of traditional brick construction. The rear building was added in the late 1980's and is of conventional brick and blockwork construction with block and beam floors. The roof to the front building has been replaced in its entirety, now being a hipped single pitch construction to match the rear with a Spanish slate finish. The external walls have been clad in ship lap boarding above a traditional brick plinth.

There are new windows throughout with powder coated aluminium frames providing easy maintenance whilst having an authentic wood grained finish. The front façade of the house is dominated by a large central 20ft window which allows natural light to sweep through the main living area.

## Outside

To the front of the house is a forecourt area providing space for at least 4 parked cars. In addition there is a carriage barn constructed in a timber frame. This provides additional parking for 2 cars and a workshop area to the rear with a separate access.

There is a large decked terrace on the western side of the house bordered by steel spindles and wooden banisters.

## The gardens

Private landscaped areas exist to the west, south and east and are planted with mature shrubs and trees. In the area to the east of the property is an oak tree believed to be over 150 years old. To the southern boundary is a stream separating the house from the farm land to the rear.

## Internal

The main entrance is on the western elevation through double doors with fenestration above of a symmetrical modern design. This leads to the entrance hall where you are immediately faced by an imposing gallery accessed by an impressive bespoke ash staircase. Here you will find a cloakroom and small bathroom and WC.

Ahead is a large family room laid with oak timber flooring. To the right is a spacious kitchen with an island unit and breakfast bar. The walnut kitchen units have integrated 'Bosch' oven, hob, dishwasher and microwave with space provided for an American fridge freezer. All the worktop surfaces are granite and the splashbacks are a deep red coloured toughened glass. Past the kitchen is the rear entrance/exit as well as stairs to the first floor and a utility room with kitchen units and connections for a washing machine and tumble dryer.

To the left of the family room is a study with double doors leading to the terrace. Sockets and IT points have been provided sufficiently to serve a good sized office.

At the far end of the family room, 2 steps lead to the main living room. This room benefits from a large central window making the room light and airy. A 'Kwam' log burner provides a contemporary and attractive centre piece.

Adjacent is another reception room that could be used as a secondary living room, tv room or a dining room. Again, the centre piece is a log burner. There is a timber staircase in one corner leading to the first floor.

To the rear of this reception room are some stairs providing access to a basement which makes an ideal wine cellar. There is also a second kitchen having a row of beech kitchen units and is plumbed to facilitate a washing machine and freestanding oven.

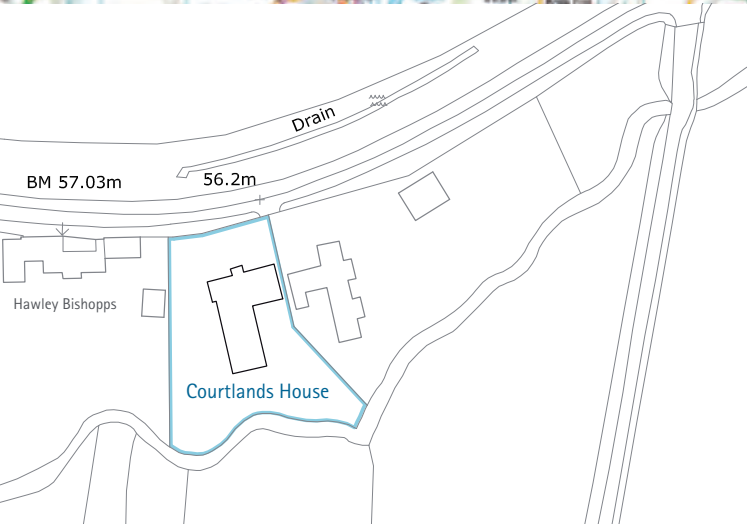
## First floor

There are 6 bedrooms, two of which have en-suites and also a family bathroom and shower room. All are fitted to a high standard.

The Master suite comprises a large room with two bay windows leading to a dressing room through which a balcony can be accessed. This over looks a densely planted area. The en-suite bathroom suite by Traditional Contemporary Bathrooms includes WC, bidet, 2 wash hand basins, a drench power shower and a stand alone bath raised on a marble plinth. There is under floor heating underneath the marble floor and the walls are dressed with designer Italian porcelain tiles and borders.

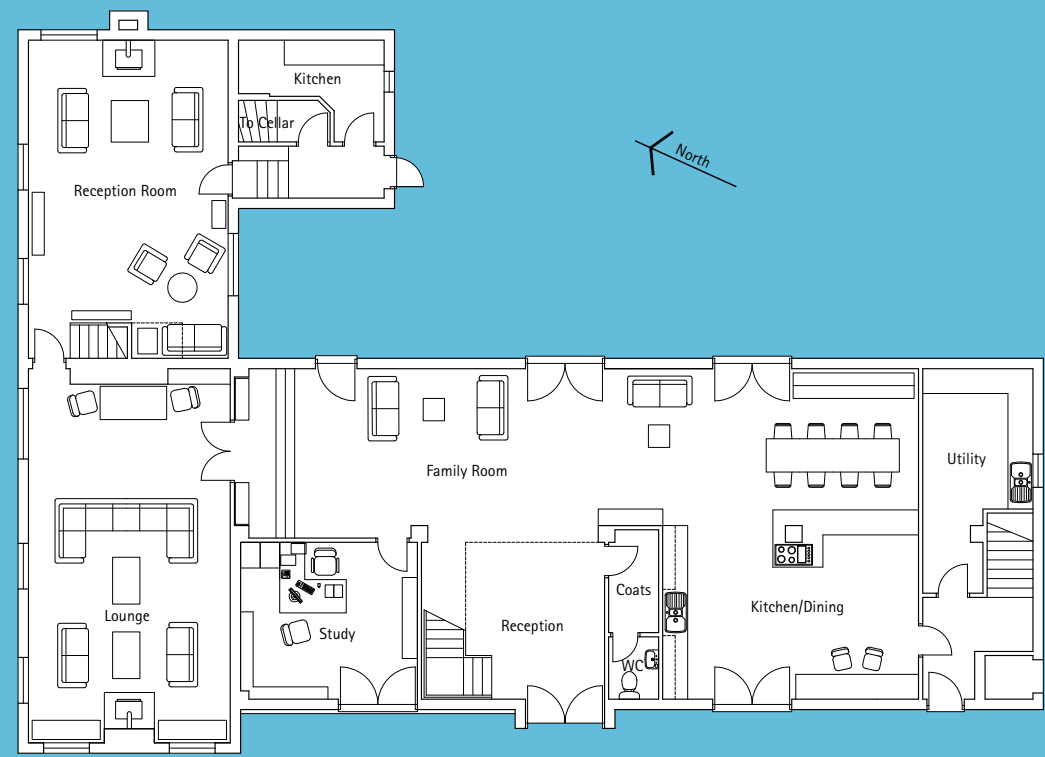
The guest bedroom to the front of the house benefits from views across fields and surrounding areas and has a beautifully appointed en-suite bathroom with bath/shower, wash hand basin and WC. The floor is laid with travertine and the walls with chocolate brown tiles.





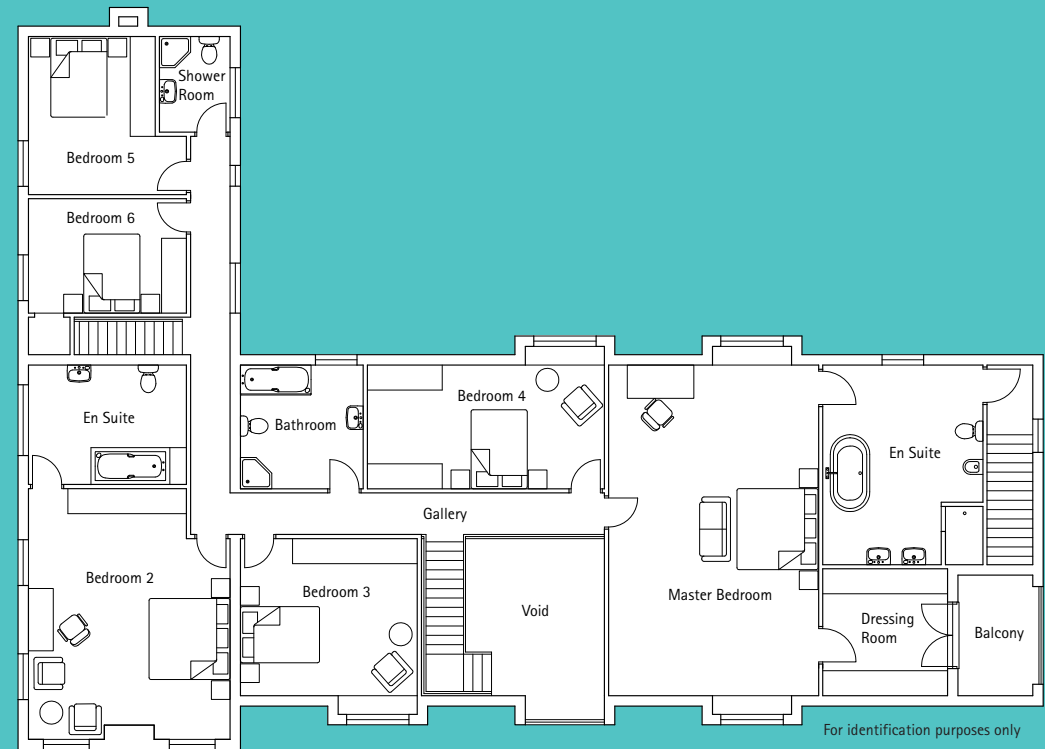
## GROUND FLOOR

- Reception Room  
7.60m x 4.88m (25'0" x 16'0")
- Lounge  
8.23m x 4.88m (27'0" x 16'0")
- Family Room  
9.45m x 3.81m (31'0" x 12'6")
- Study  
4.26m x 3.78m (14'0" x 12'4")
- Reception  
4.27m x 3.87m (14'0" x 12'8")
- Kitchen/Dining  
7.93m x 6.10m (26'0" x 20'0")



## FIRST FLOOR

- Master Bedroom  
7.93m x 5.18m (26'0" x 17'0")
- Bedroom 2  
6.02m x 4.88m (19'9" x 16'0")
- Bedroom 3  
4.42m x 3.81m (14'6" x 12'6")
- Bedroom 4  
5.64m x 2.97m (18'6" x 9'9")
- Bedroom 5  
3.81m x 3.05m (12'6" x 10'0")
- Bedroom 6  
3.81m x 2.74m (12'6" x 9'0")



For identification purposes only

## Services

Courtlands House is heated by an oil fired boiler which is housed in a boiler room to the rear of the property.

Mains water and electricity are connected.

The house is served by a private drainage system.

## Directions

From Newport Road (B138), turn into Royston Road, signposted Royston and Audley End station. Continue through the village of Wendens Ambo passing 'The Bell' Public House and underneath the 'M11' Motorway bridge. Courtlands House is situated approximately 300 metres on the left.

## Local Authority

Uttlesford District Council 01799 510510.

## Council Tax

The property is yet to be assessed.

## Tenure

The property is for sale freehold with vacant possession upon completion.

## Enquiries

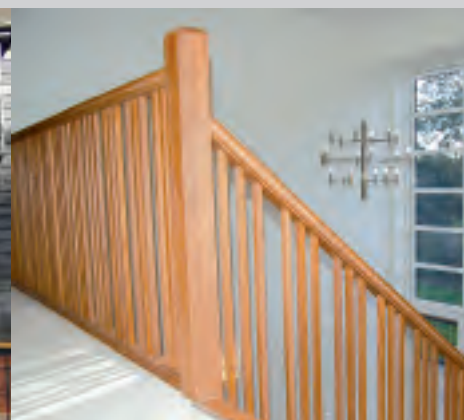
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