



Berden Hall, The Street, Berden, Essex.

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Berden Hall

The Street, Berden, Essex, CM23 1AY

Substantial Grade II* country house set in delightful grounds

Newport 5.1 miles, Saffron Walden 8.3 miles, Bishop's Stortford 6.9 miles, Cambridge 22 miles, Stansted Airport 10.6 miles.

Reception hall | Drawing room | Dining room
Sitting room | Kitchen | Study | Utility room
Inner lobby | Principal bedroom with 2 dressing rooms and en suite | 7 Further bedrooms
5 Further bathrooms | Two bedroom staff flat
Cottage | Stable block | Squash court
Indoor swimming pool | Orangery | Garaging & outbuildings | Mature grounds with lake and paddocks

In all 16.84 acres

The property

Berden Hall is of Elizabethan origins, constructed during the 1580's, in a style very similar to Toseland Hall in Huntingdonshire. Later additions were made in the 17th Century. The property offers accommodation arranged over three floors and has been substantially improved by the present owner. On the ground floor, a central reception hall has a spectacular Tudor oak staircase with ornately carved balustrades and a full height mullioned window. Three magnificent reception rooms comprise the drawing room, dining room and sitting room, all of which have mullioned windows to two aspects and impressive fireplaces which differ in style. The fully fitted kitchen has a range of bespoke cabinets with built in appliances and an Aga, recessed within an old brick fireplace with exposed brickwork above. Doors lead to a pantry and a rear lobby with second staircase and the utility room with two sinks, a cooker

and white goods. There is also a cloak room and cellar. A study off the sitting room leads through to the contemporary glass link and superb indoor swimming pool with attached orangery/leisure room. This has views across the formal rear lawns, pond, lake and adjacent decking.

The first floor is approached from the landing and comprises the principal bedroom with en suite and two dressing rooms, three further double bedrooms and two bathrooms. The second floor offer versatile accommodation being either five bedrooms with two bathrooms, or three bedrooms and a two bedroom staff flat and bathroom.

Outside

The grounds to Berden Hall have been extremely well thought out by the owner. Two shingle drives culminate in a turning circle to the front aspect. The property sits centrally within its grounds. To the south, a lake and pond have adjacent decking and terracing and look onto formal lawns and mature woodland. To the west a five bar gate leads through to paddocks and the northern aspect houses a one bedroom cottage, stable block, outbuildings and what was once a squash court. Absolute seclusion is offered by the maturity of the grounds.

Location

Berden is an attractive village located in North Essex, 1.8 miles south of Clavering which has two pubs, Clavering and Arkesden Pre-school and a Spar for everyday essentials. Further North, Newport and Saffron Walden offer junior and senior schools, independent shopping facilities and railway access to London. To the South the the larger Town of Bishop's Stortford also has excellent junior and senior school options, a range of leisure facilities including gyms and swimming pools, and main line rail connection to London Liverpool Street. The wider road network can be accessed from junction 8 of the M11 and Stansted Airport is located 10.6 miles to the South.













Total internal area 16,572 sq ft (1,539 sq m)
For identification purposes only



□□□□ Denotes restricted head height

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