

Berden Hall, The Street, Berden, Essex.



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 I Drawing room I Dining room Sitting room I Kitchen I Study I Utility room Inner lobby I Principal bedroom with 2 dressing rooms and en suite I 7 Further bedrooms 5 Further bathrooms I Two bedroom staff flat Cottage I Stable block I Squash court Indoor swimming pool I Orangery I Garaging & outbuildings I 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 receptions 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.



































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



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8568141/TML

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2023. Particulars prepared September 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

### Directions

Leaving Bishop's Stortford on the B1004 follow signs for Hazel End and Manuden. Pass through Manuden and after approximately one kilometer turn left for Little London. Enter The Street in Berden and the main gates can be found on the left after a property called Mayberry.

#### General

**Local Authority:** Uttlesford.

Services: Mains water, electricity, mains

drainage, Oil fired heating. **Council Tax:** £3,408 **Tenure:** Freehold

Guide Price: £5,250,000

The property has public footpaths crossing its

boundary.

# Cambridge

66-68 Hills Road, Cambridge, CB2 1LA

01223 459500

cambridge@struttandparker.com struttandparker.com

# **Country Department**

43 Cadogan St, London SW3 2PP

020 7629 7282

london@struttandparker.com struttandparker.com

🄰 @struttandparker

**f** /struttandparker

Over 45 offices across England and Scotland, including Prime Central London







