

THE MODERN HOUSE



Saffron Walden, Essex
Sold

Christiania

Built in 1963 to the ambitious designs of a Norwegian architect, Christiania is a rare, Scandinavian-inspired, five-bedroom house occupying an undulating south-westerly plot, surrounded by beautifully landscaped private gardens. The house is replete with original features such as internal timber cladding, Norwegian numbered doors and ironmongery, and expansive timber-framed picture windows. Whilst occupying a quiet and peaceful rural setting surrounded by open countryside, connections to London are excellent, with Audley End train station, a ten-minute drive away, providing direct links to London Liverpool Street in around 55 minutes.

Christiania is located in the charming and historic village of Arkesden which lies around six miles to the south west of the historic market town of Saffron Walden. Approached via a quiet country lane, the house is set back from the road in a private and secluded position, nestled into gardens at the foot of a long, gated driveway, with two double garages and turning circle providing generous space to park several vehicles.

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*South-East England
Sold*

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Internal accommodation of around 2,170 sq ft is arranged across a predominantly lateral layout and over multiple levels. There are two entrance points – one at the front at upper ground level and one at the rear of the house leading in from the rear terrace.

The primary living areas revolve around a spectacular drawing room, where tall vaulted ceilings create a wonderful sense of open space and volume and four large picture windows invite an excellent quality of natural light and frame views across the gardens. This space adapts effortlessly with the seasons, where in summer months the expansive panels of glazing bring the outside in, and through the winter, the characterful Scandinavian fireplace becomes the centrepiece.

Careful interior planning ensures a seamless flow between the living spaces; with the strategic positioning of windows and doors enabling clear lines of sight from one room to the next, creating a strong visual relationship to the gardens from all rooms. Internal timber cladding continues through to the adjoining dining area, another beautifully light space, conveniently connected to the modern kitchen and a large utility space set to one side.

The bright reception hall forms a bridge to the opposite wing of the upper ground floor, given over to four generously proportioned double bedrooms, each with bespoke cabinetry and verdant views across the gardens, and a family bathroom, replete with many original fixtures and sanitaryware.

At the lower level, the garden room provides further living space which is currently set up as a home office but would easily convert to a fifth bedroom, workshop or music room. There are two useful storerooms also on this level, in the integral double garage.

The house has been lovingly restored by the current owners, who have maintained the key architectural details and upgraded and modernised the house with great sensitivity where needed. An air source heat pump and water system were installed in recent years, the roof of both the house and garage refurbished, and the house has been completely rewired and replumbed.

Externally, the beautifully landscaped mature gardens wrap the house, with large swathes of immaculately kept lawns, deep herbaceous borders and a wonderful and varied selection of tall native trees alongside Scandinavian spruce and firs.

The house is situated in the peaceful village of Arkesden, which has an ancient church, excellent local pub, an active village hall and a children's playground. The location offers easy access to the surrounding open countryside and extensive walking and cycle routes.

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The neighbouring villages of Clavering and Newport are both a short drive away and have a good selection of local shops and pubs, a pharmacy, an Indian restaurant, a bakery and a spa.

The historic and vibrant market town of Saffron Walden is around six miles to the north east, with a broader shopping selection, an award-winning concert hall and a twice-weekly market. Audley End House and Gardens nearby are a popular local attraction, hosting regular events and walks throughout the year.

Local schooling options are excellent, with the closest pre-school, Wendons Ambo, rated outstanding by Ofsted. The secondary schools County High School in Saffron Walden and The Joyce Franklin Academy in Newport are both accessible via the school bus which operates from the village.

There are excellent road and rail links from Arkesden, with Audley End railway station around ten minutes' drive away providing direct links to London Liverpool Street, with a journey time of around 55 minutes and Cambridge in around 18 minutes. Stansted Airport is just 11 miles away and there is good road access via M11 to the A1 and A14 to northern and western locations and to M25 for southern destinations. The A11 is also close by giving fast access to East Anglia.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.