





CUTLERS FORGE

CUTLERS FORGE | TAWNEY LANE | STAPLEFORD TAWNEY | ROMFORD | ESSEX

Within 4.8 miles/11 minute car journey to Theydon Bois Central Line underground station | Within 7.4 miles/17 minute car journey to Brentwood with its mainline train station (journey time to London Liverpool Street within 33 minutes) and excellent shopping facilities | Within a 29 minute car journey to Chelmsford with its excellent shopping facilities | Within a 31 minute car journey to Stansted airport |

A charming Grade II listed family residence, set on a plot of 2.4 acres (stls) consisting of stunning formal gardens and private woodland. With many character features the accommodation in brief comprises six double bedrooms, five reception rooms, great attic space offering potential for further living space. A separate two bedroom annexe with open plan living/kitchen space, bathroom and its own private garden. EPC N/A

- Grade II Listed
- Character features throughout
- Six double bedrooms
- Two family bathrooms
- Stunning drawing room with inglenook fireplace
- Four further reception rooms
- Split level open aspect kitchen/breakfast room
- Grounds made up of formal gardens and private woodland
- 2.4 acre plot (stls)
- Separate two bedroom annexe with private garden



Description

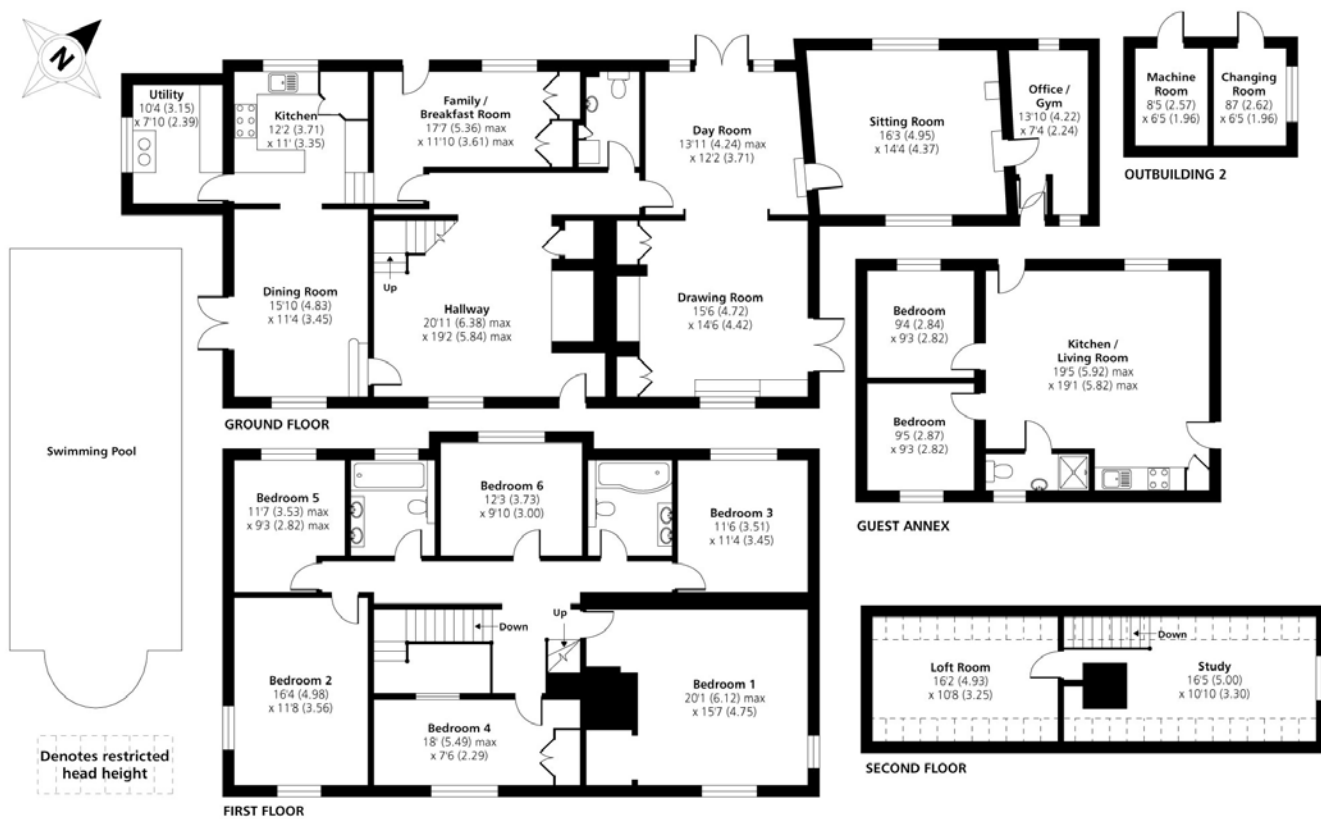
Cutlers Forge is a delightful Grade II listed family residence which dates back to the 17th Century with later additions. The property boasts a wealth of character and features throughout with beautiful fireplaces, exposed timberwork and original doors.

Accessed via electric gates onto a private in and out driveway with ample parking, the ground floor accommodation comprises a grand entrance hall with inlaid briquette floor, stunning inglenook fireplace with log burner and oak stairwell leading to the first floor. Impressive drawing room again with beautiful open fire, exposed timberwork and panelled walls, adjoining day room with access and lovely views out to the formal gardens. Further vaulted sitting room with log burner and lovely views onto the gardens and woodland. Adjoining office/study with access to the front of the property. Formal double aspect dining room with access onto patio area, open aspect split level kitchen/breakfast room with granite worktops and Range gas oven, separate utility with AGA and cloak room complete the ground floor accommodation.

To the first floor there are six good size double bedrooms, bedroom six is currently being utilised well as a dressing room for the master bedroom, two great size family bathrooms and small staircase up to the attic space which is utilised as a study and loft/storage room but lends itself to become further living space if required.

Externally, the total plot size is circa 2.4 acres (stls) and is split with approximately 1 acre being formal grounds and the further 1.4 acres private woodland. The 1 acre is mainly laid to lawn with an outdoor heated swimming pool in great condition with pump room and changing facilities. Beyond the formal gardens the private woodland is boarded by a natural stream.





GROSS INTERNAL FLOOR AREA 3554 SQ FT 330.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS)

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