



Beresfords

COUNTRY  
& Village





## GREAT EASTON | DUNMOW | CM6

Stansted Airport is within 6.7 miles offering express train service to London Liverpool Street (journey time within 47 minutes) | The renowned Felsted school is within 7.2 miles | Great Dunmow is within a 6 minute car journey offering a range of shops and boutiques | Braintree mainline train station is within 14 miles | Chelmsford City is within a 30 minute car journey |

This property is an historic and substantial Grade II Listed timber-framed country house built in 1550 with later additions, once connected to Tilty Abbey and sold off in 1919 as part of the Countess of Warwick estate. Croys Grange is a stunning five double bedroom family residence benefitting from four good size receptions, a wealth of period character including exposed heavy timbering and marble fireplace. Set on an idyllic and private plot of 1.1 acres (stls), with an outdoor swimming pool and several highly useful outbuildings including a detached two storey pool house with shower which could be utilised as extensive ancillary accommodation (stpp). Equestrian potential due to the nearby livery. EPC exempt.

- Five double bedrooms
- Two en-suite shower/bathrooms
- Family bathroom
- Family shower room
- Four good size reception rooms
- Farmhouse style kitchen/breakfast room
- Utility room
- Detached garage/games room to garage/pool house
- Beautiful heated outdoor swimming pool
- Terrace
- Further detached stable block
- Charming formal grounds
- Kitchen garden
- Extensive parking
- Walking distance to village
- Wealth of period features





## Description

This beautiful period property is in excellent condition both internally and externally, located in the ever popular village of Great Easton which is within close proximity of major road and rail links into central London. The property is also ideally placed for a wealth of fantastic schooling both in the private and state sector.

The rear formal gardens have been well considered in their landscaping and include a plethora of specimen trees providing protection to all of the boundaries. There is a lovely outdoor swimming pool with paved surround which itself is protected by a charming flint stone wall. Adjacent to the pool is the detached garage/pool room which currently benefits from an inset wood burner and huge potential to provide extensive ancillary accommodation to both stories, should a prospective purchaser require (stpp). To the far side of the pool is the charming terrace with stone pillars. A further detached previous stable block currently offers a potting shed, and further garden storage. These charming grounds also offer a lovely kitchen garden and a substantial frontage to the house with carriage drive and generous front lawns.



The accommodation to the main house comprises a stunning formal drawing room with large bay window, open fireplace and access into a vaulted garden room itself offering double doors onto the rear patio and a ground floor study with views onto the rear garden. The generous dining room also offers a beautiful bay window onto the front of the house and an open Tudor style fireplace. The breakfast/family room is dual aspect and offers a lovely Aga, tiled flooring and access into entrance lobby, butler's pantry with walk in pantry and generous utility room. This stunning kitchen also opens into a substantial family/garden room with an inset wood burner, deep recessed storage cupboard with fitted shelving and a delightful triple aspect onto the formal rear gardens.

The first floor is approached via two stairwells at either end of the property giving access to the five good size double bedrooms with the stunning part vaulted master bedroom again offering a substantial bay window onto the front of the house and a lovely en suite bathroom with separate shower. A second master suite with vaulted ceiling and en suite shower room offers stunning views of the extensive garden. The remaining three double bedrooms all offer lovely views of the surrounding gardens and share both a family bathroom and family shower room.







## Directions

From Felsted School, follow station road and B1256 to Braintree Road, head west on Braintree Road (B1417) towards Stebbing Road, then continue onto Station road for approximately 2.2 miles, then turn left onto B1256. After approximately 1 mile take St Edmunds Lane to Church End/B1057, follow for 1 mile then turn right onto Braintree Road and then right again onto St Edmunds lane, stay left and take the B184 to The Endway, Great Easton. Follow the B184 for approximately 2.4 miles then turn left onto Church End/B1057 and continue to follow then right onto Beaumont Hill/B1008 after  $\frac{3}{4}$  of a mile at the roundabout take the 2nd exit onto the B184. Follow The Endway for approximately 1 mile and the property will be on the left. Approximate journey time 15 minutes.

From Stansted Airport/express, take the A120 to Harwich/Colchester/Chelmsford/A131 and follow for approximately 3 miles, then take the B1256 exit towards Takeley/Thaxted/Gt Dunmow, at the roundabout take the 2nd exit onto B1256 then at the following roundabout take the 1st exit onto Stortford Road/B1256 and continue to follow. Then at the next roundabout take the 1st onto Woodside way/B184 then for the following two roundabouts take the 1st exit on both towards B184. Then take The Endway and the property will be on the right after approximately half a mile. Approximate journey time 10 minutes.

Exiting the M11 at junction 8 signposted Bishops Stortford take the A120 eastbound coming off at the Great Dunmow exit. Turn left at the roundabout before Great Dunmow signposted Thaxted onto the B184 heading North, following this road for approximately 2 miles. Turn left off the B184 signposted Great Easton village with the Rolls Royce garages on your left hand side. Follow the road through Great Easton village passing the church on your left hand side and the Swan pub on your right hand side. Immediately after passing over the river Croys Grange is situated on the left hand side.

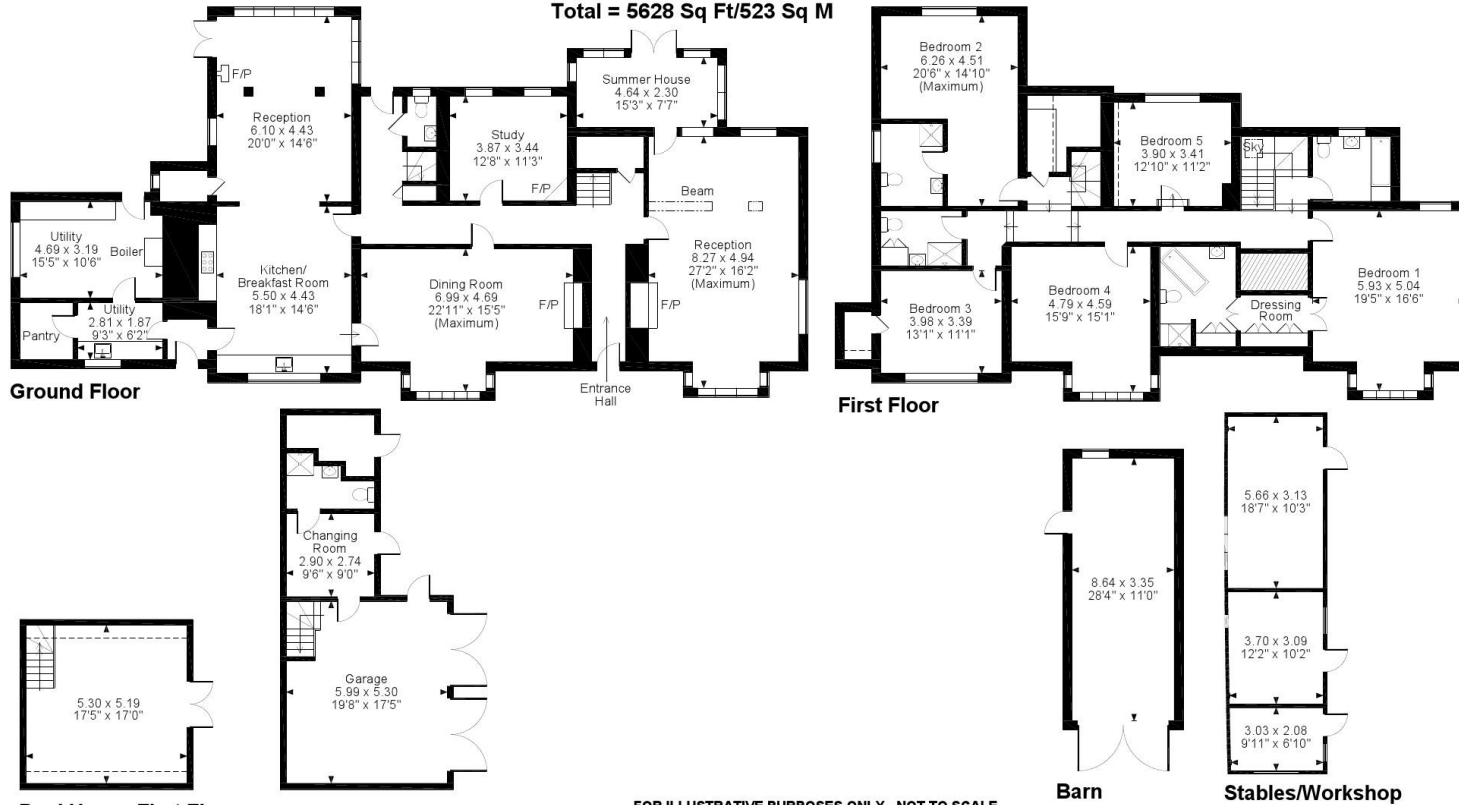
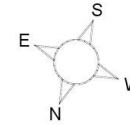








Approximate Gross Internal Area  
 Main House = 4147 Sq Ft/386 Sq M  
 Garage = 342 Sq Ft/32 Sq M  
 Pool House = 436 Sq Ft/40 Sq M  
 Barn = 312 Sq Ft/29 Sq M  
 Stables/Workshop = 391 Sq Ft/36 Sq M  
 Total = 5628 Sq Ft/523 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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