



Harlow's only family run  
independent estate agent



**Sheering Road, Old Harlow, CM17 0LJ**

**£665,000**

**Share Of Freehold**

"...A Significant Part Of A Georgian Manor This Is  
Probably The Prime Part Being Ground Floor..."

**Two Bedrooms • Elegant Lounge • Kitchen/ Family Room •  
Ground Floor • Dressing Room/ Garden Hallway • Sun Terrace •  
Garage & Store • Share Of The Freehold • EPC Rating :- D**



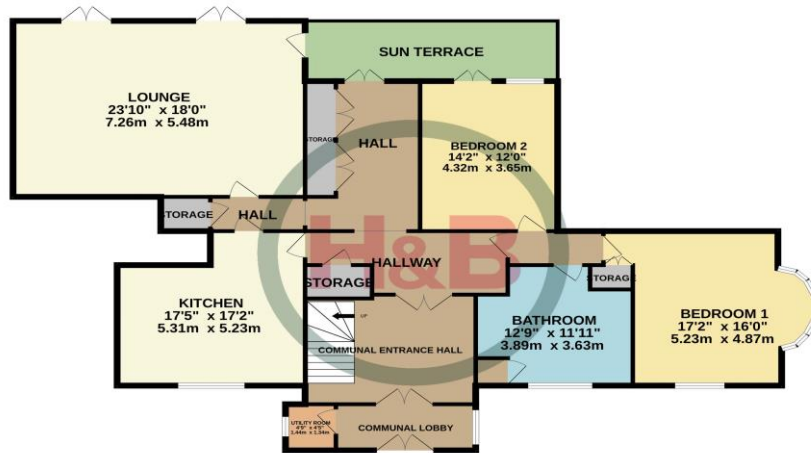
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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN



# Sheering Road, Old Harlow, CM17 0LJ

GROUND FLOOR  
1855 sq.ft. (172.4 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.4 sq.m.) approx.  
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## THE PROPERTY

Dating from the early 1800's or possibly even earlier, Campions began life as a hunting lodge. This elegant manor house is now converted into seven completely individual apartments, surrounded by acres of amazingly kept gardens, of ornamental gardens with lawns, ponds and numerous flower beds, and entered by a private secluded driveway. Number 1 Campions is accessed by the main front door of the house and makes up the middle section of the ground floor, probably being the finest position, as it takes in the views of the grounds plus has a number of doors leading out a stunning west facing sun terrace. Lots of the buildings original fabric can be see within the apartment, no more so than within the main reception and the bathroom, as the bath is set within one of the original fireplaces. The remainder of the accommodation gives two good sized bedrooms, a reception that is fully wooden panelled giving a real cosy feel, the kitchen has been recently upgraded and with the space it offers makes a great family space. The main hallway leading to the garden has recently been fitted out with floor to ceiling storage cupboards, keeping in style of what this property deserves. Campions is situated to the eastern outskirts of Old Harlow. With recent road improvements more seclusion has been gained now sitting well back with service road access. The new junction 7a of the M11 is a mile away.

### Ground floor

#### Entrance Hall

#### Lounge

23' 10" x 17' 11"  
(7.26m x 5.46m)

#### Kitchen

17' 2" x 17' 5"  
(5.23m x 5.30m)

#### Hall/ Dressing Room

15' 6" x 7' 8"  
(4.72m x 2.34m)

#### Bathroom

12' 9" x 11' 9"  
(3.88m x 3.58m)

#### Bedroom 1

17' 2" x 12' 2"  
(5.23m x 3.71m)

#### Bedroom 2

14' 10" x 11' 11"  
(4.52m x 3.63m)

#### Outside

#### Utility Room

#### Garage Storage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	70 C
39-54	E		
21-38	F		
1-20	G		