



Mutton Row, Ongar, CM5

BUTLER & STAG



**This spacious five bedroom family home set in 2.4 acres with two separate detached annexe's offers stunning far reaching views over the garden and fields.**



## Freehold

- Detached Family Home
- Spacious Throughout
- Gated Entrance
- Five Bedrooms/Two Bathrooms
- Two Separate Annexe's
- Off Street Parking for Several Cars

This stunning property offers great opportunity with the main residence spanning over 2000sq ft and a further two annexe's, bringing the total living space over 3,500 sq ft. Currently used for B&B but could offer great opportunity for family/friends staying over or older children coming back from University.

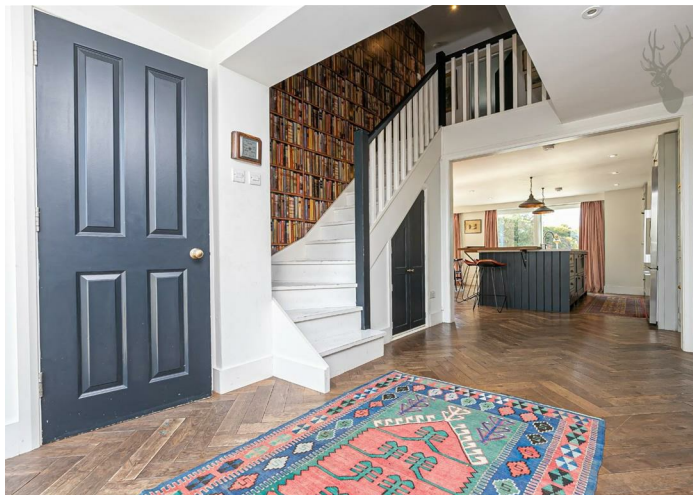
The main residence ground floor comprises, spacious entrance hall, bright open planned kitchen/living/dining room, separate lengthy sitting room area with built in storage and WC. On the first floor you will find four of the five bedrooms with built in storage in all and family bathroom. The master having an en-suite and the added bonus of a Juliette balcony with far reaching views over the picturesque garden and acres of land. Lastly, the second floor comprises of the fifth bedroom, which is currently used for two single beds.

Annexe one which is closer to the main residence offers a large hallway with two entrances, perfect for storing those muddy boots and coats. The accommodation comprises of a kitchen, two bedrooms and bathroom.

Annexe two offers that perfect cosy country feel with exposed beams throughout most of the annexe. Ground floor comprises of kitchen following through to the dining area, living room with feature fireplace, large utility room and family bathroom. The first floor offers four well sized bedrooms.

Externally the property is set on 2.1 acres, which on entry you are greeted by a sweeping extensive driveway to the main residence, with parking for numerous cars.

This property is set in a rural but convenient setting with Ongar being under 10 minutes away, with numerous eateries and boutique shops. Epping Central Line Station being 15 minutes away allows access to London Liverpool Street in under 40

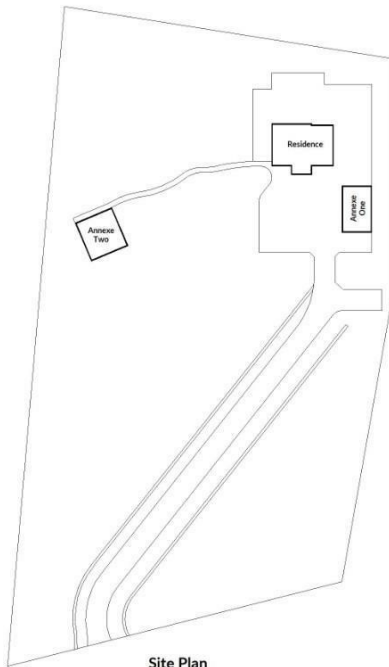




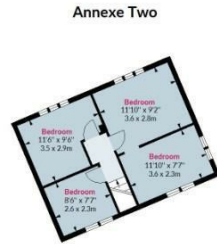
## Mutton Row, CM5

Approx. Gross Internal Area 2024 Sq Ft - 188.03 Sq M  
 Approx. Gross Annexe One/ Annexe Two Area 1477 Sq Ft - 137.21 Sq M

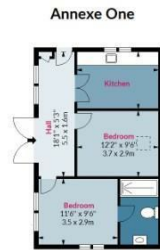
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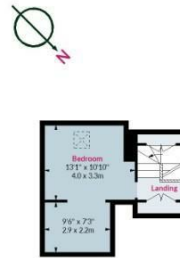
**Site Plan**  
 Area 2.4 acres



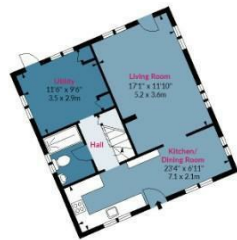
**Annexe Two**  
**First Floor**  
 Floor Area 411 Sq Ft - 38.18 Sq M



**Annexe One**  
**Ground Floor**  
 Floor Area 485 Sq Ft - 45.04 Sq M



**Second Floor**  
 Floor Area 294 Sq Ft - 27.31 Sq M



**Ground Floor**  
 Floor Area 581 Sq Ft - 53.97 Sq M



**Ground Floor**  
 Floor Area 998 Sq Ft - 92.71 Sq M



**First Floor**  
 Floor Area 732 Sq Ft - 68.00 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.