



The Old Post Office  
Bobbingworth Mill | Bobbingworth | Ongar | Essex | CM5 0NA

FINE & COUNTRY

# KEY FEATURES

## The Old Post Office

The Old Post Office is a unique, Grade II listed, period home offering a charming combination of contemporary living and rich, historical significance. Spanning over 3,400 sq. ft all at one level, this spacious, versatile home comprises of a beautiful kitchen/breakfast room, three reception rooms and five bedrooms positioned around the central, enclosed, peaceful courtyard garden. Adjacent to the main driveway, the property accommodation continues with utility room, office space, workshop, garage, and ample storage. Externally the property enjoys a stunning, expansive, mature rear garden, two driveways and further outbuilding with car port and storage. The Old Post Office presents an idyllic lifestyle opportunity in the sought-after village of Bobbingworth, where the essence of countryside living meets modern convenience.

Step inside this delightful, single-story house which desirably flows in a circular motion around an attractive central courtyard garden. The Grade II listed property boasts a beautifully presented country style kitchen/breakfast room with AGA, adjacent dining room and pantry. Continuing through the house, there are two further charming reception rooms adorned with feature fireplaces, sash windows and wooden flooring radiating warmth and charm. Accessed via the reception room, there is a well-proportioned family bathroom with freestanding bath. The Old Post Office enjoys four sizeable bedrooms with the principal bedroom benefitting from an ensuite. Completing the main living accommodation, there is a further study/fifth bedroom and separate WC. From the main driveway, the accommodation continues with a separate utility room, studio/office with shower room, workshop space, garage, and further storage rooms. The Old Post Office presents a unique opportunity to purchase a property rich in history and character, whilst offering sprawling, versatile accommodation over a large plot of approx. 0.6 acres.

Step outside The Old Post Office to the secluded, central courtyard garden perfect for alfresco living. The property additionally enjoys a large, lawned rear garden with mature trees and shrubbery backing onto far-reaching farm fields. The Old Post Office boats two private driveways, one of which gated, offering off street parking for several cars, in addition to three stables used for storage and a car port. This charming, period home is idyllically positioned in the quiet village of Bobbingworth within the sprawling countryside and within a short drive of Ongar High Street and Epping High Street. The Old Post Office offers the tranquillity of rural living yet is accessible via Epping Underground Station within approx. 3 miles and the main road connections of M25 and M11, with central London 25 miles south and Stansted Airport only a 17-mile journey to the north.











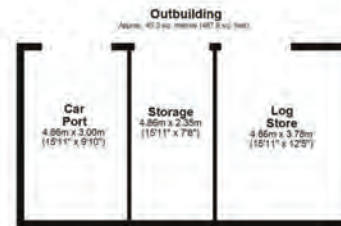












Total area: approx. 316.7 sq. metres (3408.4 sq. feet).

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>		
39-54	<b>E</b>	46 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

Council Tax Band: D  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 24.04.2024



follow Fine & Country Mid and South Essex on



Fine & Country Mid and South Essex  
Suite A Imperial House, Cottage Place, Victoria Road, Chelmsford, Essex CM1 1NY  
Tel: +44 (0)1245 979 777 | [midandsouthessex@fineandcountry.com](mailto:midandsouthessex@fineandcountry.com)

