

Daniel
Frank





Oak Lodge Albyns Lane Stapleford Tawney, RM4 1RT

A gated country estate set over eight acres including a large main house; a Norfolk style thatched cottage, a two-bedroom detached annex, a self-contained Douglas Fir Lodge and an outdoor heated swimming pool.

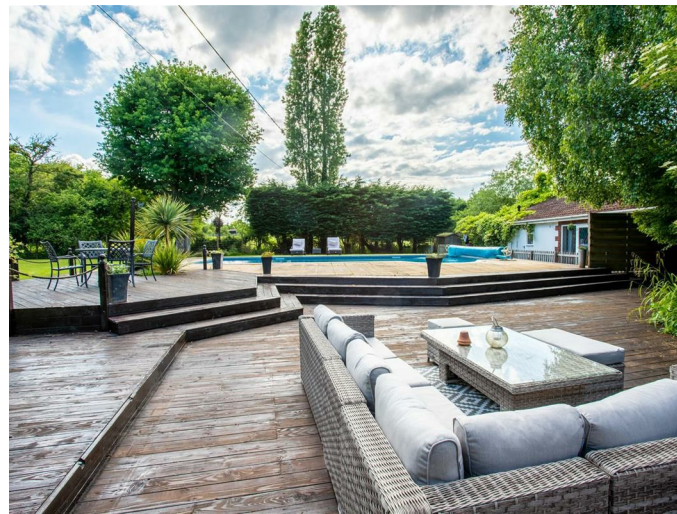
Granted planning permission:

Planning permission has been granted for a double storey extension where the conservatory is situated. Planning reference: 21/01325/FUL. (Approved 27/07/21)

Planning permission has been granted to build an equestrian centre including a manege, stabling for six horses, a hay store, and a tack room. Planning reference: 21/01306/FUL. (Approved 26/07/21)

The main house is arranged over three floors. Ground floor comprises of a grand entrance hall with many original features and two staircases leading to the upper floors. A cloakroom is located just off the hall, a choice of two reception rooms; the first is a large living room with a gorgeous open fireplace and the second is a stunning sitting room with a wood burner. The heart of the house is the large Thomas Howley inspired kitchen/diner with underfloor heating which includes a Smeg range oven, an integrated Bosch dishwasher, a wine cooler, and a Fisher & Paykel Fridge/Freezer. The far end of the property has a

Tenure Freehold
Council Brentwood





conservatory off the main living room.

The first floor offers four good size bedrooms and two bathrooms; the master benefitting from an en suite bathroom whilst bedrooms two and four share a Jack and Jill shower room. The second floor has two further bedrooms.

The detached annex includes a living space overlooking the pool, a fully fitted kitchen with integrated appliances, a utility room, a shower room and two double bedrooms. There is also a media room, a workshop, and a double garage.





Your Next Chapter



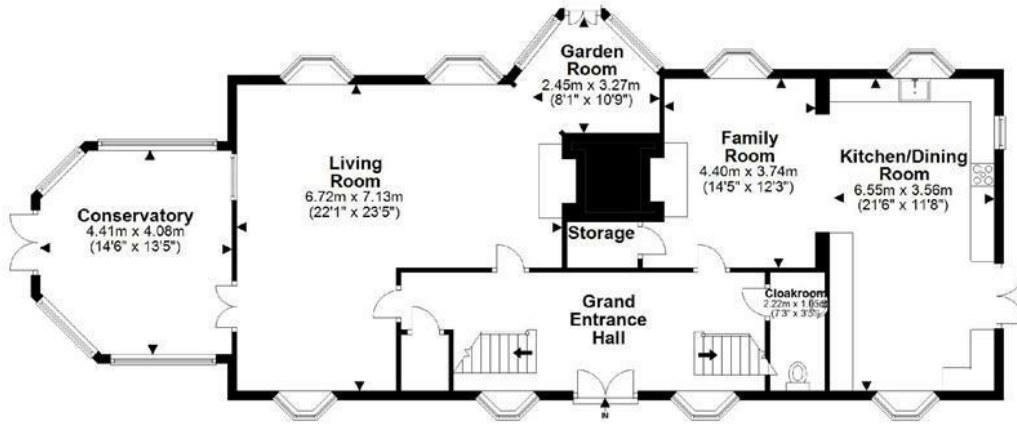


Your Next Chapter



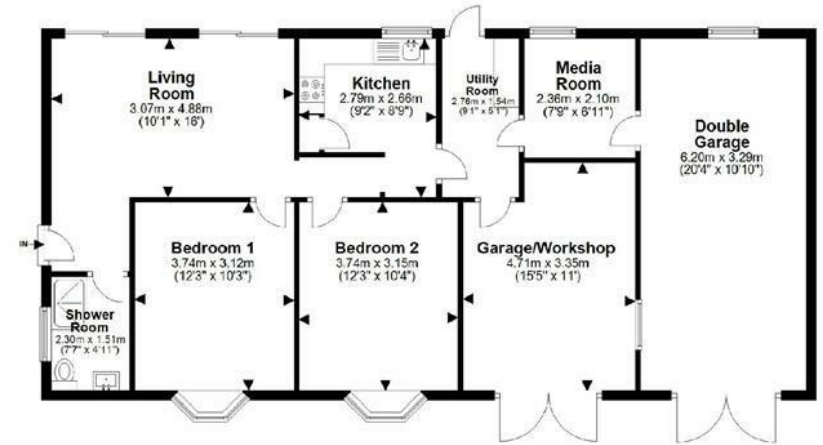
Ground Floor

Approx. 125.8 sq. metres (1354.2 sq. feet)



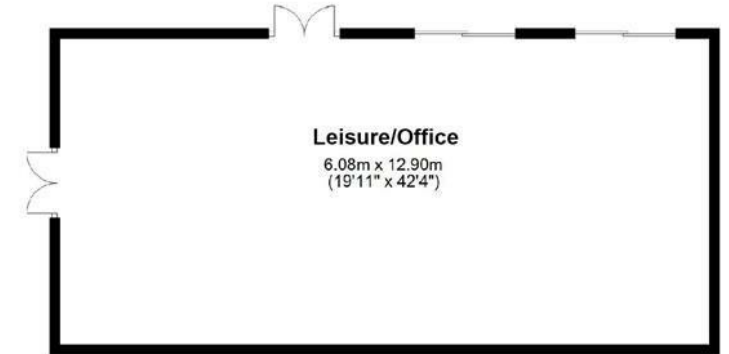
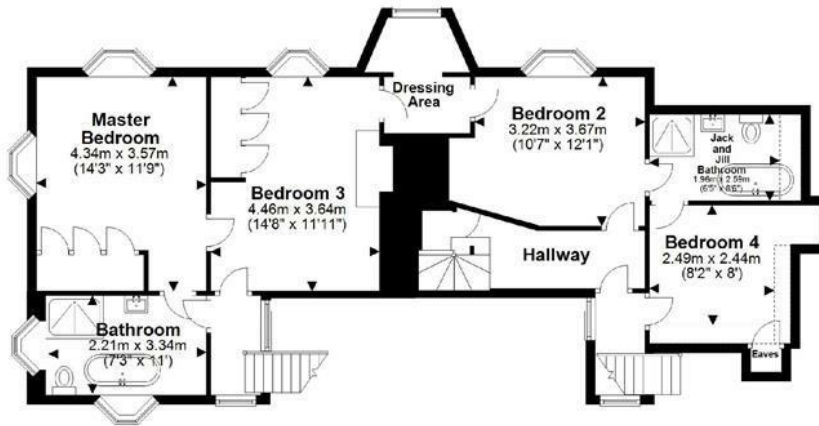
Annex

Approx. 183.3 sq. metres (1972.7 sq. feet)



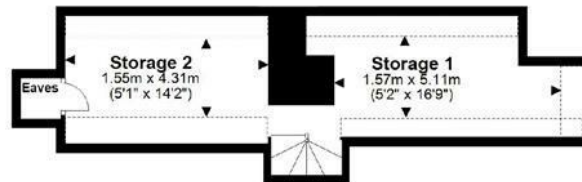
First Floor

Approx. 89.3 sq. metres (961.2 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



Floor Plan Key

- Restricted height
Measured from 1.5m height a
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 243.4 sq. metres (2619.9 sq. feet)

TOTAL AREA INCLUDING Garages & Outbuildings 426.7sq. metres (4592.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



There are a variety of options to owning this property. Whether you would like to use the annex for an older relative or a teenager who needs their own space. The Douglas Fir Lodge offers the new owner an already built structure that they can create their own, depending on the individuals needs and wants. As planning permission has already been granted for an equestrian centre it gives the new owner piece of mind that this can not only be a wonderful family home with space to go into but can also provide an area to house and train six horses.

Square footage:

Main house – 2,619 sq ft

Annex – 1,162 sq ft

Douglas Fir Lodge - 810 sq ft

Total: 4,591 sq ft

The building is not listed.

Stapleford Tawney is just 19 miles to London Liverpool Steet and proves to be a popular place to live for those looking for a country setting yet close to local amenities.

Abridge – 3.6 miles.

Ongar High Street – 6.5 miles.

Theydon Bois Central Line Station – 5.3 miles.

M11 Junction 7 – 9 miles.

M25 junction 26 – 8.3 miles.

All distances are approximate.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	