



## TOOLEYS HOUSE




Stebbing





# A PART-MOATED TUDOR COUNTRY HOME SET IN 8.73 ACRES OF FORMAL GARDENS AND GROUNDS ON THE OUTSKIRTS OF THE HIGHLY DESIRABLE VILLAGE OF STEBBING.

This imposing Grade II listed residence offers generous accommodation across three floors with abundant character throughout, with a detached annexe, various entertaining areas, an outdoor heated swimming pool, garaging, and shared ownership of stabling and barns.

			EPC
6-7	5	4	TBC

Local Authority: Uttlesford District Council  
Council Tax band: H  
Services: Mains electricity and water. Oil fired central heating. Private drainage.  
Tenure: Freehold  
Postcode: CM6 3AA



# THE PROPERTY

Beyond a solid oak front door, the entrance hall sets the tone with leaded windows, rich wood-panelled walls, and a staircase to a galleried landing. The lounge, steeped in character, showcases exposed timber beams and an impressive Inglenook fireplace, all bathed in natural light. The formal dining room is equally grand, with a second Inglenook fireplace and an elegant arched door that opens on to a terrace overlooking the formal gardens. Adjoining the dining room is a charming library with dual-aspect views of the gardens. A study, accessed from the entrance hall, enjoys views across the moat and driveway. The refurbished kitchen/breakfast room features a bespoke handmade Humphrey Munson kitchen with a central island and informal dining area. A utility room, boot room, and two convenient ground-floor cloakrooms complete the ground floor accommodation.

The first-floor landing benefits from a leaded picture window framing views of the terrace. The principal bedroom suite is generously proportioned, with views over the moat and formal gardens, a dressing room, and a luxury en suite bathroom. Three additional bedrooms are also located on this level, including a guest suite with its en suite and a well-appointed family bathroom. A further staircase leads to the second floor, which houses two additional bedrooms, an en suite, and extensive eaves storage.

The detached annexe offers a modern living layout with a vaulted games room and fitted kitchen. A cloakroom is conveniently located off this space. An entrance hall leads to a utility room, home office, shower room, and a bedroom/ gym featuring a vaulted ceiling with exposed beams and views to the front aspect. The utility room offers ample storage with fitted units, and the shower room with a three-piece suite. French doors lead on to a terrace area off the living accommodation.









# OUTSIDE

The property enjoys multiple York stone terrace areas within beautifully landscaped grounds. An additional terrace, accessible from the kitchen/ breakfast room, is enclosed by wrought iron railings and backs on to the annexe. The formal gardens extend to around two acres and are thoughtfully arranged with mature shrub borders, flowering beds, and mature trees. A pathway leads to a heated swimming pool with multiple seating areas. It is enclosed by high hedges and flanked by additional seating areas. To the side, the enchanting moat features a decked veranda, an idyllic setting for al fresco dining and entertaining.

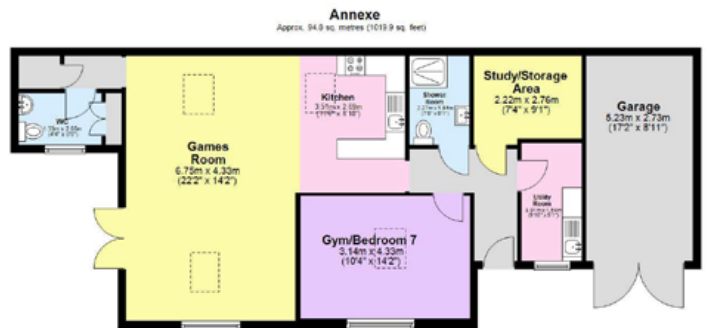
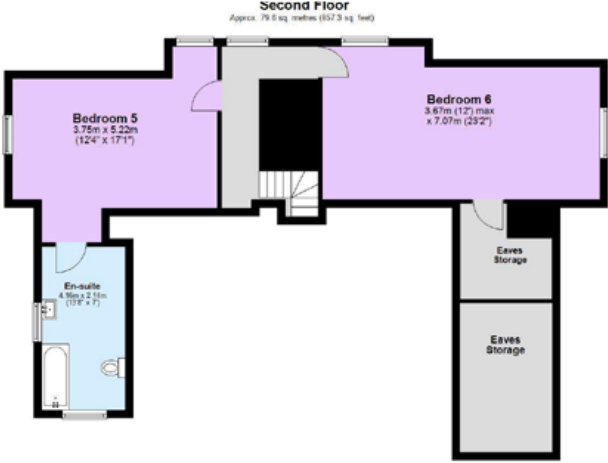
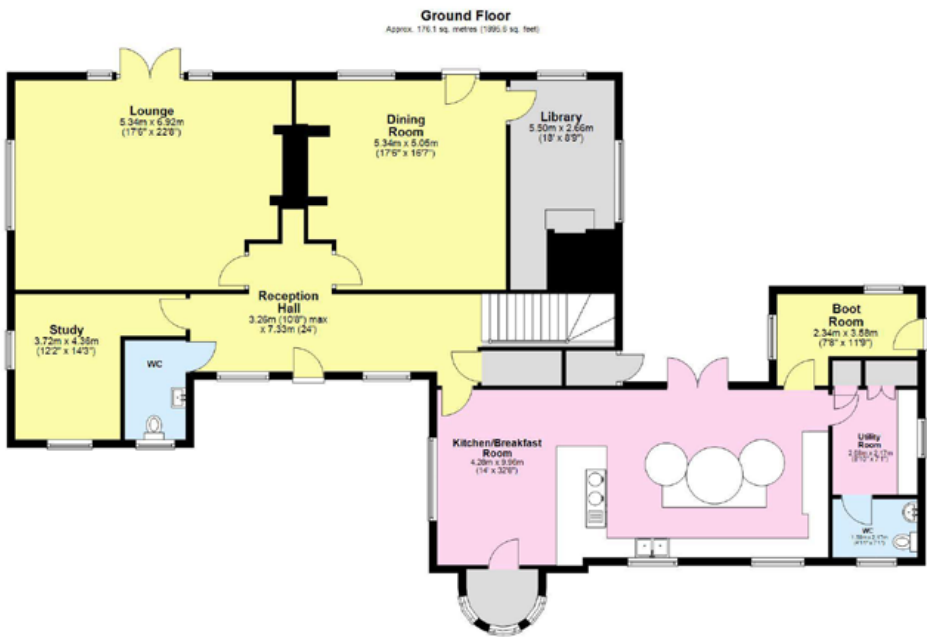
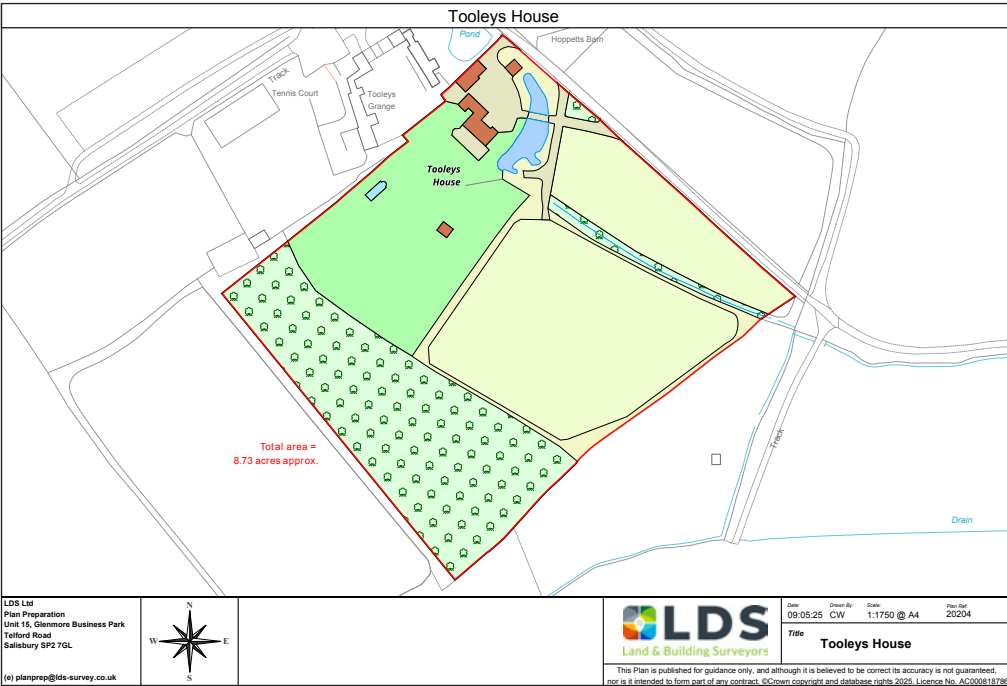
Beyond the gardens, approximately seven acres of paddocks, enclosed by post-and-rail fencing and private woodland, complete the estate. At the front of the property, a sweeping in-and-out shingle driveway provides ample parking alongside a detached double garage and an additional single garage.

# LOCATION

The village of Stebbing is surrounded by undulating farmland, offering an array of amenities, including a village shop, a public house, various clubs, a well-respected primary school, and St Mary’s Church. Great Dunmow is approximately 3 miles away and offers a broader range of schooling, shopping, and recreational facilities along with access, via the A120, to the mainline station at Bishop’s Stortford, which serves London Liverpool Street, Cambridge, and Stansted Airport, as well as the M11 giving easy onward access to London and the North. Felsted Independent School is less than 3 miles away.







Approximate Gross Internal Area = 505.1 sq m / 5,436.5 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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