



Clarks Wood, Hoe Lane, Abridge RM4

Guide price £6,500,000

TIM PHILLIPS

PRIME PROPERTY AGENT

A beautiful country house set in just over 8 acres with far reaching views.

An outstanding unlisted country home built in 1992 designed and build by an eminent local businessman for his own occupation. set in just over 8 acres of exceptional gardens and grounds. This delightful family home is orientated so that the principal reception rooms take advantage of the views over the grounds towards the London skyline with high ceilings and lots of natural day light.

The grounds are gated and include woodland walks, orchard, wildflowers, and large terrace to take in the beautiful views. Having entered via electric gates the drive meanders through the rich green gardens and past the garage complex and barn which is perfect for garden equipment, then onto the garage complex with triple garage, single garage, kitchen, office and gardeners w/c. The combination of the graceful country house, attractive setting and close proximity to London makes this a remarkable house.

The main house offers an entrance hall, triple aspect drawing room with stunning views from each angle, dining room, study, large open plan kitchen breakfast room with plenty of room for entertaining which flows perfectly into a family living room (both of which open onto the terrace) there is a 2 bedroom separate annex which has its own entrance but can also connect to the main house with its own kitchen and sitting room; both bedrooms have ensuite bathrooms.

The first floor comprises six bedrooms all of which are ensuite. The principal bedroom has a separate walk in dressing room fully fitted with hand built in wardrobes ensuite with bath and shower.

Clarks Wood sits in about 8 acres of amazing grounds with a variety of trees, plants and formal lawns. There are pathways around the gardens which provide a perfect way to enjoy the grounds. The estate is accessed via security gates.





Clarks Wood is well situated off a country lane in the lovely stretch of countryside to the south of Abridge village. The beautiful surroundings are all the more remarkable considering the close proximity of the centre of London and underground railway services. The village of Abridge has the usual village amenities, restaurants and public houses. A more comprehensive range of shopping, educational and recreational facilities can be found at Chigwell, Loughton and Romford. London is readily accessible by rail or road with underground railway stations at Debden or Chigwell and access points to the M11 within a few miles.







GROUND FLOOR
4827 sq.ft. (448.4 sq.m.) approx.



1ST FLOOR
2390 sq.ft. (222.0 sq.m.) approx.



OUTBUILDINGS
2364 sq.ft. (219.7 sq.m.) approx.



MAIN HOUSE TOTAL FLOOR AREA: 7216 sq.ft. (670.4 sq.m.) approx.
TOTAL INCLUDING OUTBUILDINGS: 9580 sq.ft. (890 sq.m.) approx.

Property marketing by pixsel.co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - base heating costs		
102 kWh/m ² A		
81 kWh/m ² B		
69 kWh/m ² C	70	72
55 kWh/m ² D		
39 kWh/m ² E		
21 kWh/m ² F		
15 kWh/m ² G		
Full energy efficient - higher heating costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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