



Brook House  
Harlow Road | Ongar | Essex | CM5 0DL



# KEY FEATURES

## Brook House

Grade II listed period home, requiring refurbishment/modernisation, set within 3.75 acres of mature gardens & grounds.

### Description

A substantial Grade II Listed period home, requiring refurbishment and modernisation set within 3.75 acres of mature south and west-facing grounds. Believed to date back in part to the 18th century with a rear 19th century addition and is noted as a former Coaching Inn & Posting House. The house still has external and internal cellars, a serving pulley to the first-floor former guest rooms, and the former stables (converted to office and storage) lie adjacent, which once rested the coaching horses on their journeys to London.

Step inside this wonderful period home via the main front door into an impressive hallway that runs through the house from front to back, elegant high ceilings, original cornicing and wooden flooring, combined with a fine spindled part-galleried staircase with under stairs access to the cellar below.

The ground floor rooms include a spacious and bright dual-aspect country kitchen with high ceilings and skylighted breakfast area. There is a dual-aspect dining room with floor to ceiling windows and French doors giving access to the side of the gardens. To the rear of the property is the library/office with a feature fireplace and views over the grounds. The spacious drawing room has a bright dual aspect with a stunning feature fireplace, bay window with garden views and French doors leading to the side patio and gardens. The drawing room has a second entrance that leads through past the utility room and into the kitchen. There is a ground floor WC and auxiliary rooms from the kitchen (see plan).

An impressive turning staircase leads to the first floor and its brightly lit dual-aspect landing connecting to an impressive bay-windowed master bedroom with en suite, two double bedrooms, one with en suite, and a large family bathroom.

Step outside and to the front of the property are the former stables and other outbuildings, as well as off-road parking for up to six vehicles. To the side of the main property, via outside access, is a large and very useful windowed cellar/basement area. The grounds to the rear of the property enjoy a south-west orientation with diverse segmented areas, including an old kitchen garden, a delightful, naturally arched laburnum and orchard walk that aptly portrays the romantic era of this period home. Within the orchard walk are apple, plum and greengage trees. There is also a patio terrace area that provides wonderful views over the expansive lawn area towards the two ornamental ponds with a boat house and pier.

### Location

Conveniently located in Moreton equidistant between Chelmsford and Brentwood and just 6.5 miles from Epping. Easy access to London commuting links via Epping London Underground, Harlow Mill overground, the M11, and Stansted Airport. The immediate local area offers extensive countryside surroundings and there is a network of public footpaths and county walks. Local conveniences and great pub restaurants can be found in Moreton and nearby Chipping Ongar and Epping each offering a range of shopping facilities and town amenities.

There are a range of local schools to accommodate the area with Moreton C of E Primary, Dr Walker's C of E Primary, Ongar Primary School, and the Ongar Academy. The proximity to Brentwood and Chelmsford offers the opportunity to some of the County's best state and private schools, as well as access links for the new fast-track Elizabeth Line from Shenfield.

































**Agents Note**

Grade II listed under the name of Crispins which was an original Inn and posting house circa C18th century. The property was extended to the rear in C19th century. List Entry Number 1111277.

The Private drainage system is assumed to require updating to a 2021 compliant system.

**Services**

Mains Water

Mains Electricity

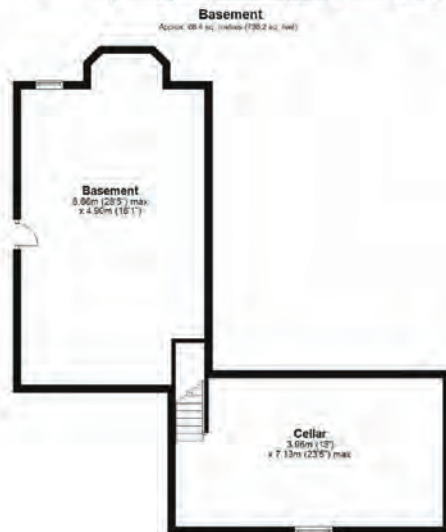
Private Drainage

**Bullet Points:**

Grade II Listed Period Property and Outbuildings extending to Approx. 4600 sq ft







area: approx. 428.7 sq. metres (4614.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE

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EPC Exempt  
Council Tax Band: D  
Tenure: Freehold



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