



WOLSEYS CHASE, DUTON HILL

GUIDE PRICE – £2,500,000

Wolseys is a unique Gentleman's country estate with stunning period farmhouse dating back to the 16th Century. The property enjoys grounds of approximately 50 acres, made up of 5 acres of formal gardens and recreation space, 10 acres of grazing/arable land, 15 acres of willow plantation/paddock and 20 acres of meadow.

The property has been extended and refurbished to an exceptional standard by the present owners to provide breath taking accommodation in a stunning, rural location with elevated views.

There is also a fully refurbished detached annexe cottage providing ideal staff or extra independent family accommodation.

A traditionally constructed brick-built property with rendered and pargeted elevations under a neat peg tiled roof, renovated in the Edwardian era when a two storey brick extension was added to the back as servant's quarters, which still retains the original servant bells. Perhaps the most exceptional feature is its location; at the end of a private half mile long tree lined driveway, set at the top of the valley with commanding views and steep slopes. On approaching the house there is an extensive courtyard, a variety of outbuildings and storage. The gardens are part formal with herbaceous borders, a York stone terrace for dining, neatly clipped hedging with a parkland setting beyond, along with lawns and meadows interspersed with specimen, coniferous and deciduous trees including many rhododendrons and azaleas.





FEATURE CANOPY STORM PORCH

With double opening doors to:

ENTRANCE LOBBY

Tiled hearth and feature front door to:

GRAND ENTRANCE HALL

A beautiful room with a wealth of exposed timbers to walls and ceiling with feature oak panelling, oak wooden flooring, open fireplace with fitted log burning stove with open hearth and timber surround.

SITTING ROOM

Again a beautiful room with windows on two aspects with fabulous views over formal lawns. Heavily timbered ceiling, open fireplace with tiled hearth, radiators and fitted carpet.

FURTHER SITTING ROOM

Windows on two aspects, boarded flooring, brick fireplace and brick hearth, exposed timbers to ceiling. Views over rear courtyard.

INNER HALL

Stairs to first floor landing and library. Windows to rear, radiator, parquet flooring, fully fitted bespoke bookshelves to three walls with storage cupboard.

LIBRARY

With ceiling lighting, Georgian bar window to side, wall mounted radiator, wood effect Amtico herringbone flooring, built-in storage and book casing, further storage cupboard, wall mounted radiator, array of power points.

STUDY

Again a bright room with fitted Karndean flooring, radiator, double opening French doors with casement windows to glorious views over gardens and farmland beyond. Large built-in storage cupboard.

LOWER HALL

With under stairs storage cupboard plus Cloakroom/W.C. comprising flush W.C., wash hand basin, panelled walls and Karndean flooring. Access to cellar.

UTILITY ROOM

Door and window to rear courtyard. Fully fitted with bespoke range of units comprising oak worktops, inset butler sink, plumbing for washing machine. Plus further necessary plumbing. Karndean flooring.

LARGE DRY CELLAR

Racked out for storage. Light and power are laid on.

MAGNIFICENT KITCHEN/FAMILY ROOM

The main feature room of this property with windows and doors on three aspects with spectacular views over the formal garden and farmland beyond. Spectacular elevated views over gardens and farmland beyond. Easy access to terraces on three sides.

KITCHEN

Again bespoke handmade kitchen with excellent range of drawer sink with mixer tap, 5-oven Aga, built-in fridge and freezer. 5-ring gas hob with concealed extractor and dishwasher. Feature island entertainment unit with breakfast bar on two sides. Karndean flooring, vaulted ceilings, feature sky-light over Lounge area flooding this room with light and views. Feature fireplace with gas living flame coal effect fire. T.V. points.

FIRST FLOOR LANDING

Again a major feature of the property with beautiful feature oak staircase with oak flooring, wealth of exposed timbers and Velux roof lighting. Storage cupboard.

MAIN BEDROOM

A spectacular bright room with semi-vaulted ceilings, windows on two aspects with fantastic views over formal gardens and farmland beyond. Radiator, feature fireplace and fitted carpet. Door through to:

HUGE EN SUITE BATHROOM

Comprising feature free standing bath with mixer tap and pop-up waste. Flush W.C., bidet, large full screen shower cubicle, 'his and hers' vanity wash hand basins with cupboards under. Karndean flooring, steps down to:

LARGE EN-SUITE DRESSING ROOM

Again fully shelved and fitted with Karndean flooring and window overlooking formal lawns.

BEDROOM 2

Fabulous room with windows on two aspects with radiator under and door to:

EN SUITE SHOWER/ BATHROOM

Comprising panel bath, mixer tap, and shower attachment. Corner shower cubicle, flush. W.C, wash hand basin, panelled walls, Karndean flooring and towel rail.

BEDROOM 3

Again a bright room with windows on two aspects with radiator under. Feature fire-place, built-in wardrobe cupboard and fitted carpet.

BEDROOM 4

Window with radiator under with view over rear courtyard, feature fireplace, fitted carpet, and built-in wardrobes.

FAMILY BATHROOM

Fully tiled double shower cubicle, vanity wash hand basin with cupboard beneath, concealed flush W.C., heated towel rail, vinyl flooring, window to rear courtyard.

BEDROOM 5

Window to front with radiator under, built-in wardrobe cupboard and fitted carpet.

SECOND DRESSING ROOM

Built-in wardrobe cupboards, window to front with radiator under and fitted flooring.

OUTSIDE

DETACHED DOUBLE GARAGE

Double opening doors, storage, light and power and water connected. Above the Garage:

LARGE ATTIC STORE ROOM

Wrought iron staircase to end elevation. Ideal for conversion to further accommodation as required.

MAIN DRIVE TO THE PROPERTY

Is approached by a privately owned drive of approximately half a mile – leading to a picturesque spinney with private electric gate which leads to a tree lined avenue to the main house. Main courtyard area is block paved surrounded by hedging and mature trees, with a central fountain.

MAIN GARDENS

Beautiful historic landscaping with a wealth of mature established features offering fantastic views over rolling countryside beyond. Immediately to the rear of the property is a york stone terrace with westerly aspect, feature walls and railings offering sumptuous country life together with enviable outside entertaining areas. There are also further lawn areas with mature trees and shrub land together with a natural pond, outside greenhouse and various 'secret' gardens. The property enjoys grounds of approximately 50 acres, made up of 5 acres of formal gardens and recreation space, 10 acres of grazing/arable land, 15 acres of willow plantation/paddock and 20 acres of meadow.

TO THE REAR OF THE PROPERTY

There is separate vehicular access with double opening electric gates to a rear shingled courtyard with pedestrian access to the annexe cottage.



ANNEX COTTAGE

Timber and glazed front door opening into;

KITCHEN DINER 16'2" X 9'10"

With window to side, large opening looking down onto living room, access to hallway, kitchen comprising an array of eye and base level cupboards and drawers with complimentary granite worksurfaces, tiled splashbacks, under sunk ceramic sink unit with mixer tap and worksurface integrated drainer above, integrated double oven, 4-ring stainless steel gas hob with extractor fan above, integrated fridge-freezer, oak engineered flooring, inset ceiling and wall mounted lighting, storage cupboard, array of power points, doors and openings to rooms, steps down into;

LIVING ROOM 20'4" X 16'1"

With bi-folding doors leading out to private terrace and gardens beyond, inset ceiling downlighting, further window to side and additional glazed door to side, wood burning stove, Tv and power points, oak engineered flooring.

BEDROOM 1 – 12'2" X 10'5"

With two windows to front, inset ceiling downlighting, built-in storage cupboard, TV and power points, oak engineered flooring, door into;

WATER CLOSET

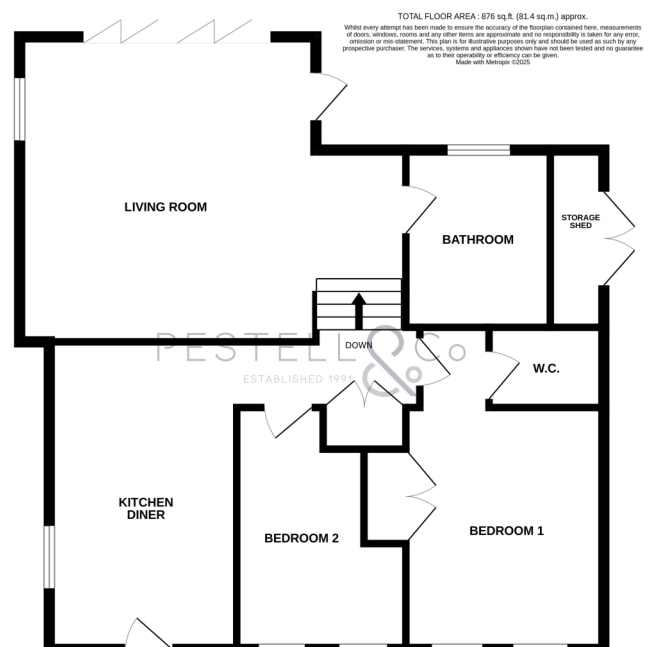
Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, storage beneath and large mirror above, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, oak engineered flooring.

BEDROOM 2 – 12'9" X 8'11"

With two windows to front, inset ceiling downlighting, array of power points, oak engineered flooring.

BATHROOM

Comprising a walk-in fully tiled and glazed shower cubicle with integrated shower, panel enclosed bath with mixer tap and shower attachment over, vanity mounted wash hand basin with mixer tap and mirror above, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, full-tiled surround, tiled flooring, obscure window to rear.





PLANNING PERMISSION

Full planning permission granted (UTT/19/1890/FUL) for the erection of domestic stables and associated landscaping with foundations completed in 2023



DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

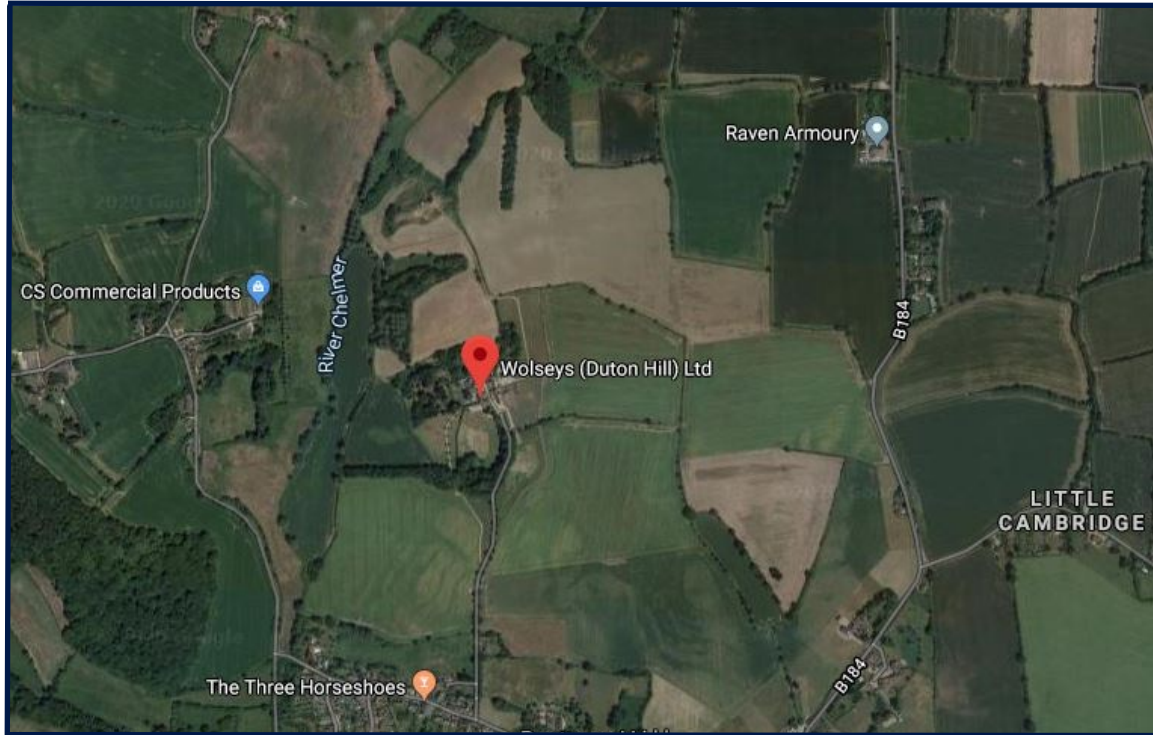
FLOOR PLAN



GENERAL REMARKS & STIPULATIONS

The property is within easy access of Great Dunmow and Bishop's Stortford which provides excellent shopping, schools, railway and recreational facilities. It provides easy access to private schools including Felsted and Bishop's Stortford College and also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

Wolseys, Wolseys Chase, Duton Hill, Dunmow,
Essex, CM6 2DU

COUNCIL TAX BAND

Band G

SERVICES

Gas fired central heating, mains drainage, mains
water, mains electricity

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 05/04/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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