

The Old Rectory

Little Bardfield, Essex





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Stansted Airport Train Station 12 miles - Tottenham Hale 30 mins (Victoria line underground - 15 minutes to Green Park) and 45 minutes to Liverpool Street, Stansted Mountfitchet 12 miles (London Liverpool Street 43 minutes), Bishop's Stortford 15 miles (London Liverpool Street from 38 minutes), Great Dunmow 9 miles, Saffron Walden 10 miles, Cambridge 30 miles, Central London 52 miles, M11 (Junction 8) 14 miles, M25 30 miles.
(All mileages and times are approximate)

A beautiful former rectory in a peaceful edge of village setting.

Main House

Reception hall | Drawing room | Sitting room | Study | Kitchen/Dining/Family room | Games room
Gym | Pantry | Boot room | Laundry room | WC | Pet room | Cellar

Principal bedroom suite with en suite bathroom | Guest bedroom with en suite bathroom | Further bedroom with en suite bathroom
Four further bedrooms | Two family bathrooms | Shower room | First floor snooker room | Office with outdoor deck

Outside

Formal and lawned gardens | Woodland | Post and railed paddock
Swimming pool with pool house | Tennis court | Freshwater pond | Garaging | Log store

Cottage

Kitchen/dining/sitting room | Two bedrooms | Shower room

In all about 8.18 acres

Bishop's Stortford

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Situation

The Old Rectory is situated on the edge of the picturesque village of Little Bardfield which is three miles away from Thaxted, with its fine town hall, many tudor and medieval buildings and impressive parish church. Great Bardfield is one mile away and Finchingfield, one of the prettiest villages in East Anglia, is two miles away. Saffron Walden and Great Dunmow, larger local towns, with a more extensive range of amenities and shops, are nearby. This is a most unspoilt corner of north Essex yet is convenient for commuters, as there is access to the M11 (J8) on the outskirts of Bishop's Stortford, to the south. There are mainline railway stations at Stansted Airport (12 miles), Stansted Mountfitchet (12 miles) and Bishop's Stortford (15 miles), providing commuter services to London's Liverpool street. The surrounding countryside provides for extensive walking and riding with a myriad of footpaths and bridleways, easily accessible from The Old Rectory.

There are a number of well-established schools serving the region - these include Felsted Junior and Senior Schools near Dunmow, Dame Johane Bradbury's School, Saffron Walden and Barnadiston Hall School. In addition there are many excellent schools in the University City of Cambridge including The Perse, Stephen Perse, The Leys, King's College School, St John's College School and St Faith's School.



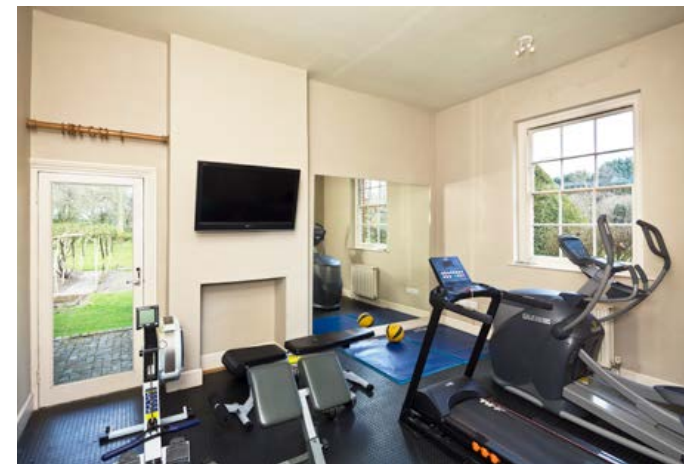
The Old Rectory

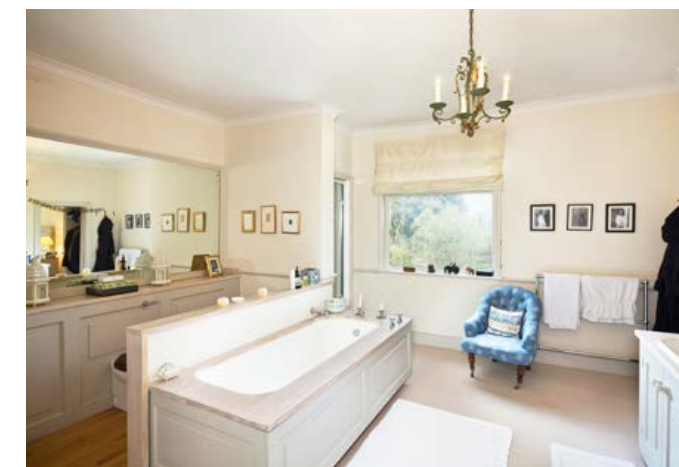
The Old Rectory is a wonderful family house in Little Bardfield. This historic Grade II listed seven bedroom property is set amidst beautiful mature grounds, extending to around 8.18 acres in total, including a recently renovated, two bedroom cottage. The house dates from the late 18th century to early 19th century and is constructed of red brick under a hipped red tiled roof. Welcomed by an impressive reception hall, the house has a range of character features including wood floors, sash windows and shutters, ornate cornicing and open fireplaces.

From the hall there is an arch through to the staircase hall. The sitting room is located to the right of the hall and to the rear, with its double aspect, the drawing room, with glass doors to the outside and a bay window overlooking the pond.

There is also a study, positioned behind the staircase hall, with a glass door with steps down to the rear lawned garden. The open kitchen, dining, family room is a particular feature of the living accommodation and is located at the 'heart' of the house, comprising a large sitting area with wood burner, dining area with bi-folding doors to the outside and kitchen with gas cooker, floor and wall units and twin Belfast sink. Beyond the kitchen is the games room, with large log burner, a door to the outside, spiral staircase up to the snooker room and door to the boot room and back door. Beyond the games room is the wine cellar, with wine bins, and the gym.

There is also a large larder, utility room, pet room and WC, off the kitchen. The cellar is accessed under the stairs.

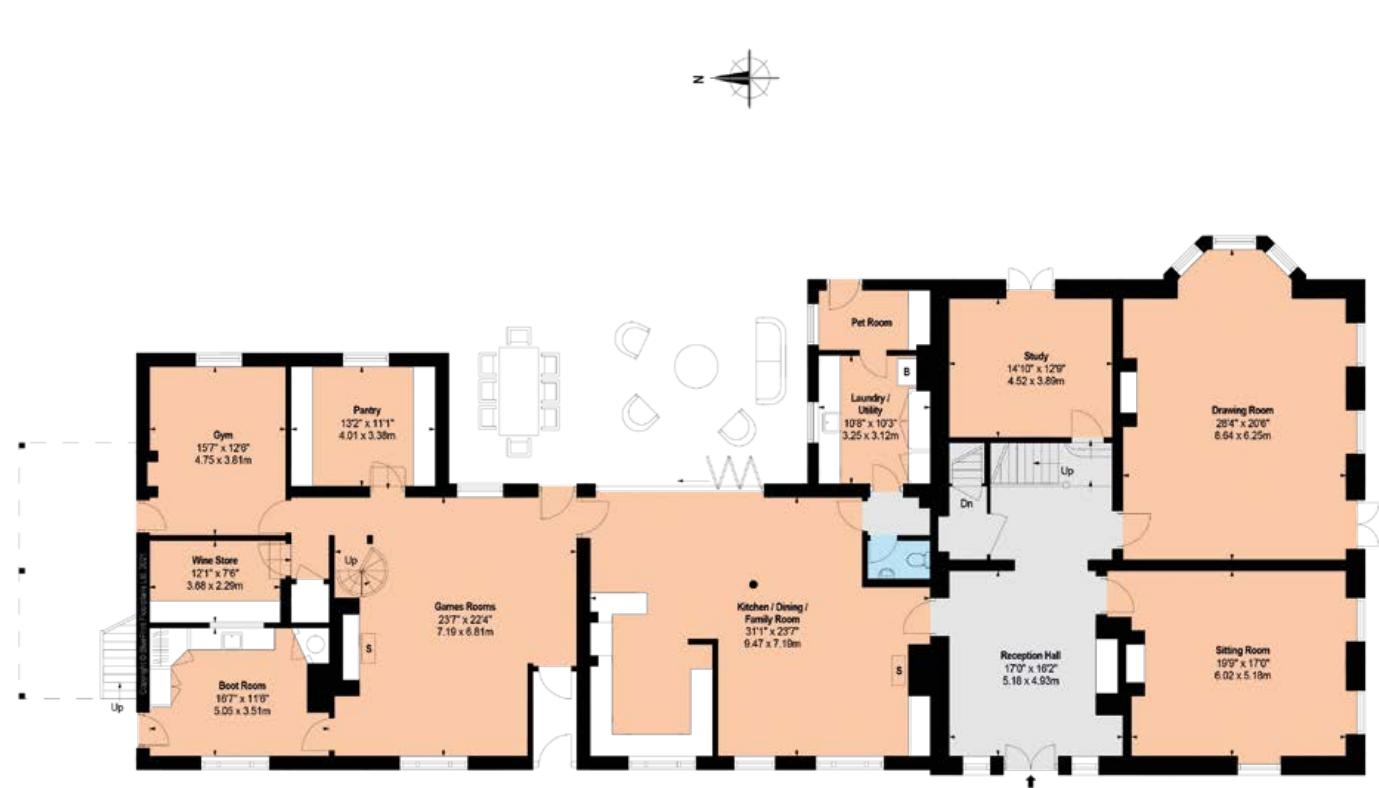




The sweeping staircase leads up to the open galleried landing. The bedroom accommodation is well arranged, with the principal suite with en suite bathroom enjoying views of the gardens and pond. There are two further bedrooms with en suite bathrooms, a separate WC, further bedroom, family bathroom, large snooker room with open fireplace and a sauna. To the end of the house the office has fitted cupboards including a sink and fitted fridge, as well as door out to the decked balcony, with separate outside staircase.

Two staircases lead to the second floor with three further bedrooms, bathroom and shower room.

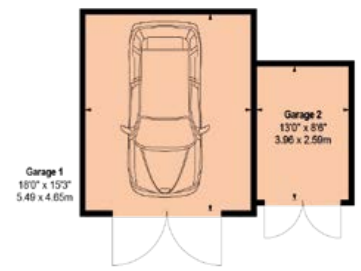
Approximate Gross Internal Floor Area
Main House: 9,060 sq ft - 841.70 sq m
(including cellar and all areas under 1.5m head height, not including Cottage or garages)
Outbuilding: 1,069 sq ft / 99.31 sq m
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



Cellar



Garage
(Not shown in actual location/orientation)



Cottage
(Not shown in actual location/orientation)



Second Floor



First Floor





Gardens and grounds

The Old Rectory is approached along a gravel drive. The house is surrounded by mature lawned gardens, with an abundance of mature trees including, oak, silver birch and London plane (the London plane tree next to the pond is believed to be the largest in north Essex and there is an oak which is around 500 years old). As you approach the house there is a pretty circular formal garden to the west of the building, with a lawn and circular path surrounded by pleached lime trees and yew hedging. The striking feature of the gardens is the historic 'puddled' pond, which dates from the early 19th century. It is clay lined and has a stream running through it. There are fish in the pond and the water is oxygenated by the fountain.

Within the grounds, there is an outdoor swimming pool with changing room and boiler/pump/filter shed as well as a tennis court. There are beautiful views over the surrounding countryside from the garden.

The Cottage

The recently renovated cottage, a former stable block, is Grade II listed and also believed to date from the late 18th / early 19th centuries. The accommodation comprises a large open plan kitchen/dining/sitting room, two bedrooms and bathroom. There is an integrated garage and private, west facing lawned garden.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Services

Mains water and electricity. Private drainage - Klargestor.
Oil fired central heating. LPG gas for kitchen cooker.

Easements, wayleaves and rights of way

The property is offered as appropriate with rights of way, either public or private wayleaves and easements and other rights of way, whether specifically referred to or not.

Local Authority

Braintree District Council. Tel: 01376 552525

Essex County Council. Tel: 0345 743 0430

Directions (Postcode: CM7 4TW)

From Great Dunmow take the B184 heading to Thaxted and on reaching the town, just before the filling station, turn right, signposted the Bardfields. Continue towards Little Bardfield. Proceed through the main part of the village of Little Bardfield and soon after the road bends to the left and then to the right, at a grass triangle, with a white house in front, continue and on reaching the next grass triangle, turn left and the Old Rectory will be found on the right hand side.

Viewings

Strictly by appointment with the sole selling agents Knight Frank LLP.



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