



## GARNISH HALL

Margaret Roding, Dunmow, Essex



# GARNISH HALL MARGARET RODING, ESSEX

A beautiful Grade II listed property set in approximately  
6 acres of gardens and grounds.



8

4

4

6 acres

Local Authority: Uttlesford District Council

Council Tax bands: Garnish Hall – Band H

Broomstick Cottage – Band A

Tenure: Freehold



## NESTLED IN OPEN COUNTRYSIDE

Situated in the wonderfully peaceful and sought-after rural hamlet of Margaret Roding, Garnish Hall is nestled in open countryside in the Uttesford district of Essex and is close to the village of Dunmow. The nearest train station is just 8 miles away in Sawbridgeworth, where there are regular mainline services to London Liverpool Street station. Chelmsford is 8 miles west of the property and similarly offers regular mainline services to London. International travel is accessible via Stanstead Airport being only a 25-minute drive from the property.

The charming market town of Great Dunmow is just 10 miles north of Margaret Roding and boasts a variety of pubs, bars, boutiques shops and leisure facilities. Chelmsford has a further, comprehensive range of shopping, restaurant and recreational facilities.





There is a wide choice of excellent schooling in both the state and private sectors in the area, in Chelmsford and Bishop's Stortford there is Felsted School, King Edward VI Grammar School, Bishop's Stortford College and Widford Lodge School.

**Distances:** Great Dunmow 7.6 miles, Chelmsford 8.4 miles, London Stansted Airport 9.6 miles, London 37.1 miles

## A GRADE II LISTED PROPERTY

Garnish Hall is an 18th century, Grade II listed 8-bedroom property featuring a pargetted façade and central pillared entrance porch. The property is set within 6 acres of grounds including tennis court, moat with water feature and courtyard extending to a one bedroom cottage and converted outbuildings.

Through the front door is the entrance hall giving access to the principal reception rooms and snug, office, utility room and boot room. The drawing room is situated off the entrance hall and benefits from a wood burning stove and leads to a cosy music room and sitting room. The kitchen/breakfast room is well fitted and has granite worktops incorporating a large central island and modern appliances, including four ovens.

The house boasts natural light throughout and combines traditional elements such as original beams and paneling with modern finishes including an elegant new orangery extension and refurbished bathrooms sympathetic to the historical architecture of the property yet embracing the requirements of modern day living.

The sweeping staircase leads to the first floor and principal en suite bedroom, located at the front of the property with elevated views of the grounds. There are a further seven well-proportioned bedrooms including three en suite bathrooms and two dressing rooms which all enjoy an uninterrupted view of the garden and provide ample room for family and guests.



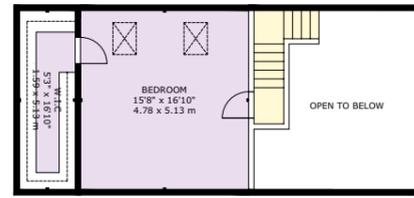


## 6 ACRES OF MATURE GARDENS AND GROUNDS

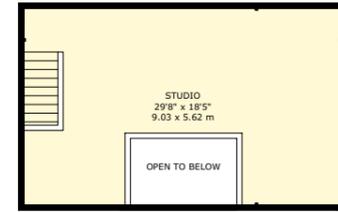
A gated entrance opens to a tree-lined driveway to the hall. The property is set in mature grounds extending to 6 acres including an orchard, tennis court, garden/BBQ room, pond, woodland and moat with water feature. A south-facing terrace with pergola sits adjacent to the orangery and provides the perfect outdoor entertaining space.



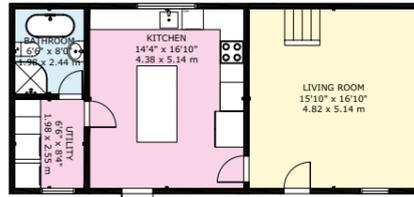
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



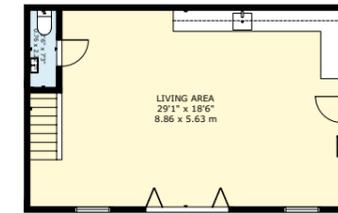
**Broomstick Cottage First Floor**



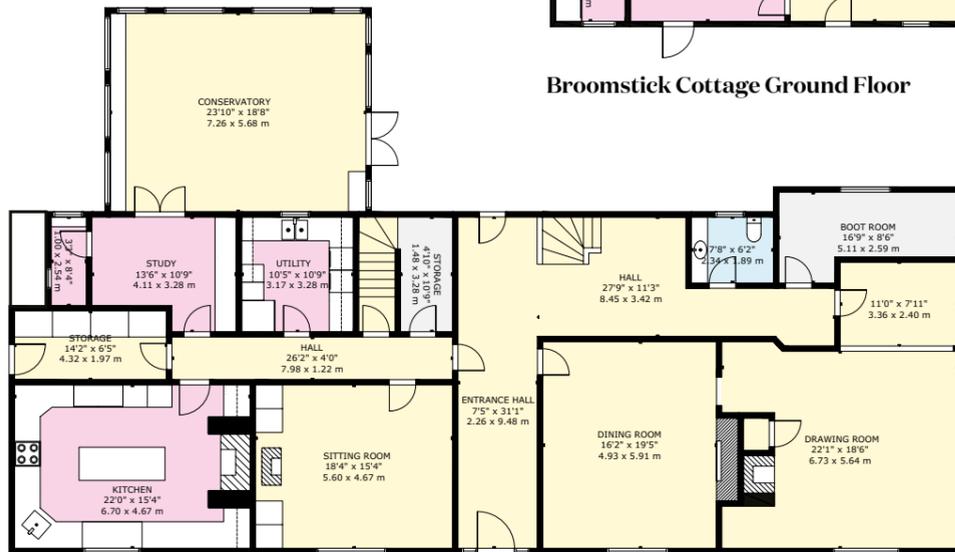
**The Cauldron First Floor**



**Broomstick Cottage Ground Floor**



**The Cauldron Ground Floor**



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = Main House: 547m sq/ 5888 sq ft  
 Broomstick Cottage: 97m sq/ 1048 sq ft  
 The Cauldron: 95m sq/ 1021 sq ft  
 TOTAL: 739m sq/ 7957 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.



The courtyard is a short distance from the back door and has several outbuildings comprising triple garage with electric roller-shutter door, Broomstick Cottage and converted garage block 'The Cauldron,' which has office space, a gym and games room with galleried storage space.

## BROOMSTICK COTTAGE

Broomstick Cottage is a modern, one bedroom cottage in impeccable condition with a private garden.

On the ground floor is a sitting room with mezzanine bedroom above, bathroom and large kitchen with views of the orchard to the rear. The cottage is perfect for secondary accommodation, family members or staff.



# GENERAL REMARKS AND STIPULATIONS

**METHOD OF SALE:** The property is offered for sale freehold with vacant possession by private treaty.

**SERVICES:** Mains water, electricity, oil fired central heating with private drainage (two septic tanks).

**FIXTURES AND FITTINGS:** All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, statues and garden ornaments and garden machinery.

**PLANS, AREAS AND SCHEDULES:** These are based on the Ordnance Survey map and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

**EPC RATINGS:** Garnish Hall – D. Broomstick Cottage – E.

**VAT:** Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

**POSTCODE:** CM6 1QL

**VIEWINGS:** All viewings are strictly by appointment with the Vendor's agent.



We would be delighted  
to tell you more.

**Edward Welton**  
020 7861 1114  
edward.welton@knightfrank.com

**Georgie Veale**  
020 3995 0779  
georgie.veale@knightfrank.com

**Knight Frank Country Department**  
55 Baker Street, London  
W1U 8AN

**Michael Houlden**  
01223 972911  
michael.houlden@knightfrank.com

**Knight Frank Cambridge**  
Fora, 20 Station Road  
Cambridge, CB1 2JD

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