



Tysea Hill
Stapleford Abbots | Essex | RM4 1JU



KEY FEATURES

A fantastic development opportunity to create one or two houses to your own specification in the splendid rural village of Stapleford Abbots. There is also space to create equestrian facilities as the plot is set in two acres of land.

The existing detached four-bedroom house is situated on the corner of Tysea Hill and Murthering Lane and boasts a substantial 'in and out' driveway offering numerous parking spaces. Through a gate to the rear the land consists of a considerable area of hard standing; a garden with a pond; a barn which has planning permission granted for a three-bedroom bungalow. A detached double-garage is an additional benefit and could be reconstructed as a private entrance to the three-bedroom bungalow, subject to any further relevant planning permissions.

Stapleford Abbots offers a wonderful country lifestyle and benefits from its proximity to Brentwood, which is only 3.7 miles away, with the new Elizabeth Line offering direct links to Central London and beyond. Theydon Bois and Epping are both only 6.7 miles away, where you will find Central Line stations.

This is a fantastic development opportunity to create two separate dwellings to your own specification in the splendid rural village of Stapleford Abbots.

We have been advised that the title will need to be split and is subject to a land survey mapping out the relevant boundaries.



SELLER INSIGHT

“ This has been our family home for over thirty years and to our knowledge the house is over 200 years old.

We have all been able to enjoy a rural lifestyle, having dogs and horses and nurturing our beloved garden, which we have shared with family and friends over the years, hosting many celebrations.

As children we loved our pond where we kept a variety of fish, and as we grew, we could also appreciate the closeness to the city, so we were able to have a great life balance living the best of both worlds.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

5.8 miles from Gidea Park Station
 18.3 miles from Liverpool Street Station
 24.8 miles from Stansted Airport

Entertainment

The Royal Oak Pub
 Orange Tree Pub
 Miller and Carter Restaurant
 Simply Asia Restaurant
 Stapleford Abbots Golf Club
 Priors Golf Club
 Woolston Manor Golf Club

Healthcare

Doctors Surgeries
 The Robins Surgery
 The Surgery
 Petersfield Avenue Surgery

General Hospitals

Queens Hospital
 King George Hospital
 Nuffield Health Hospital

Education

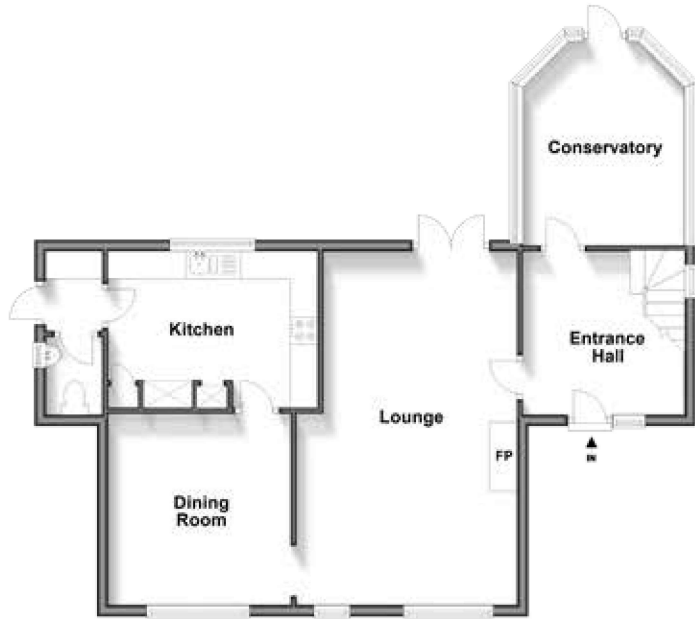
Primary Schools

01708 796960	Stapleford Abbots Primary School	01708 688207
01708 764991	Dame Tipping C of E Primary School	01708 745409
01708 347105		

Secondary Schools/Colleges

01708 435000	Redden Court School	01708 342293
08451 304204	The Warrens School	0208 270 4500
01727 887835		

Ground Floor
Approx. 71.2 sq. metres (766.0 sq. feet)



Ground Floor

Entrance Hall	
Lounge: 21'2 x 13'3	(6.46m x 4.04m)
Dining Room: 11'6 x 10'11	(3.51m x 3.33m)
Kitchen: 12'6 x 9'4	(3.81m x 2.85m)
Conservatory: 10'8 x 9'6	(3.25m x 2.90m)
Cloakroom	

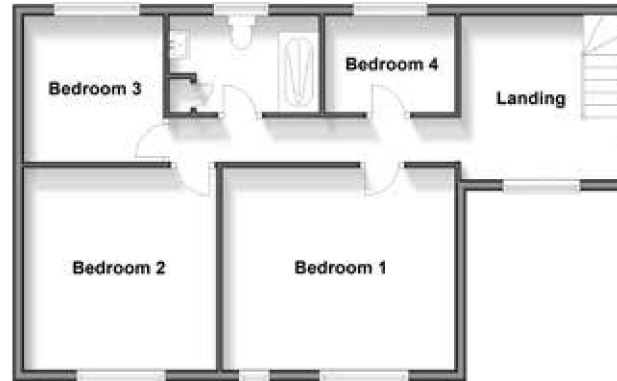
First Floor

Landing	
Bedroom 1: 13'11 x 12'1	(4.24m x 3.69m)
Bedroom 2: 12'1 x 11'6	(3.69m x 3.51m)
Bedroom 3: 8'9 x 8'4	(2.67m x 2.54m)
Bedroom 4: 7'10 x 5'9	(2.39m x 1.75m)
Shower Room	

Outside

- Rear Garden
- Garage
- Workshop/Outbuilding

First Floor
Approx. 59.8 sq. metres (643.2 sq. feet)



£ 1,500,000

Council Tax Band: E

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 28.02.2024





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