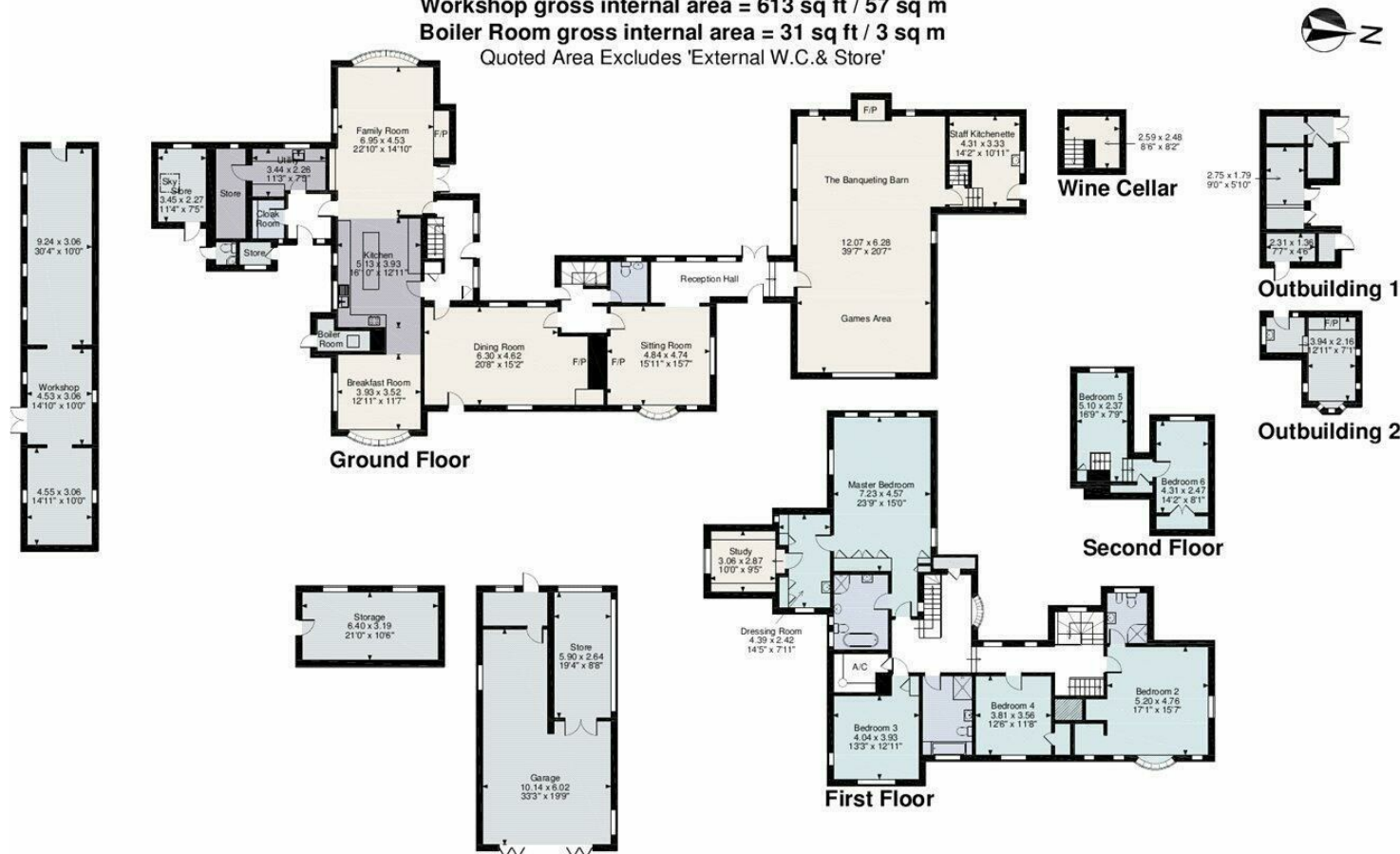


Brook Hill, North End

Main House gross internal area = 5,286 sq ft / 491 sq m
Garage & Stores gross internal area = 1,073 sq ft / 100 sq m
Outbuilding gross internal area = 328 sq ft / 30 sq m
Workshop gross internal area = 613 sq ft / 57 sq m
Boiler Room gross internal area = 31 sq ft / 3 sq m
Quoted Area Excludes 'External W.C. & Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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BROOK HILL, NORTH END, DUNMOW

£1,750,000



BROOK HILL NORTH END DUNMOW

PUBLIC NOTICE - Brook House, Brook Hill, North End, Dunmow, CM6 3PQ - We have received an offer of £1,700,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating ***No Onward Chain*** Set within approximately two and half acres in the quiet hamlet of North End is this six bedroom detached Grade II Listed Tudor country home. The main house offers extensive accommodation over three floors measuring in excess of 5,000 Square feet with a wealth of period features. Externally the property boasts a detached cottage, garaging & stores, workshop, green house, additional outbuildings, swimming pool, tennis court, orchard and established gardens. Viewings are strictly by appointment only.





- Six Bedroom Detached Country Home
- Approximately Two And A Half Acres
- Approximately 5,000 Square Feet Of Accommodation
- Double Garage With Stores
- Additional Detached Cottage
- Workshop, Greenhouse & Various Outbuildings
- Two Separate Gated Driveways
- Established Grounds With Orchard
- Swimming Pool & Tennis Court
- No Onward Chain

Main House

The main house consists of two heavily timbered reception rooms with central fireplaces and various leaded windows. A further two receptions are accessed off the central kitchen providing a great social space. A utility room, boor toom, side lobby and cloakroom are accessed off the kitchen/family room. Leading from the sitting room is a reception hall with full height windows overlooking the formal gardens & glazed French doors. A separate single door leads to the impressive banqueting barn with a central stone fireplace & vaulted ceiling with exposed timbers. The banqueting barn further boasts a separate kitchenette and wine cellar. The ground floor also offers a further cloakroom. The first floor offers four double bedrooms including a principal suite, an additional ensuite to bedroom two and a family bathroom. The character and charm continues on the second floor with a wealth exposed timbers and various feature fireplaces. A further two bedrooms are situated on the second floor.

Outbuildings

Garaging With Stores

Cottage

Workshop

Brick Built Storage Buildings

Conservatory

Brick Built Potting Shed





Grounds

The established gardens were heavily landscaped by the previous owners but have deteriorated over recent years. An impressive Yorkstone terrace area is accessed off the rear of the house and has stunning views over the lower grounds and brook that divides the gardens featuring waterfalls, extensive rockeries and ponds. The formal gardens are mainly lawn with a variety of mature trees, hedging and shrub borders. An orchard is set to the foot of the grounds. The gardens also benefits from various leisure facilities including a swimming pool and tennis court which are in need of refurbishment. To the front of the property are two gated driveways, landscaped gardens with box hedging and various pathways.

Village Summary

Brook House is located on Brook Hill in the quiet hamlet of North End on the outskirts of Felsted. The desirable village of Felsted offers a range of amenities with its two public houses, village store, restaurants, tearoom, hairdressers, clothing shop, and beauticians. The historic Felsted public school commands the centre of the village with its extensive grounds and attractive buildings. The playing facilities are extremely well equipped and are conveniently located in the centre.

