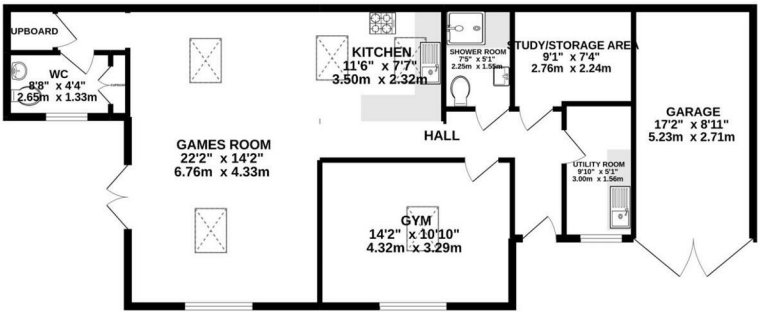


GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA - 1019 sq.ft. (94.7 sq.m.) approx.  
Made with Metrege (2022)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • www.danielbrewer.co.uk  
E-mail • info@danielbrewer.co.uk



BROOKEND, STEBBING, DUNMOW

OFFERS OVER £2,000,000



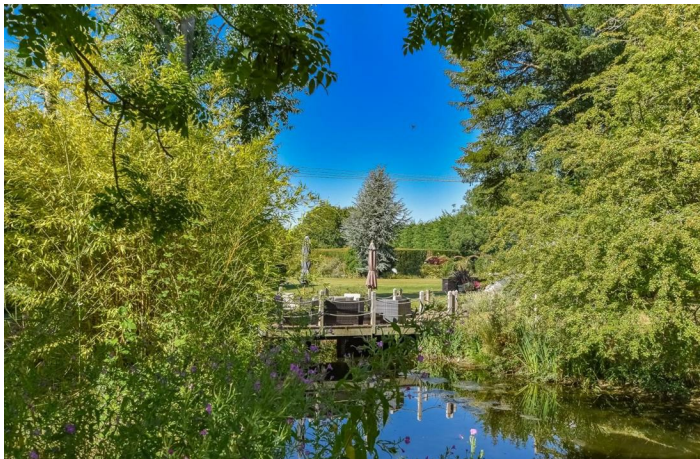
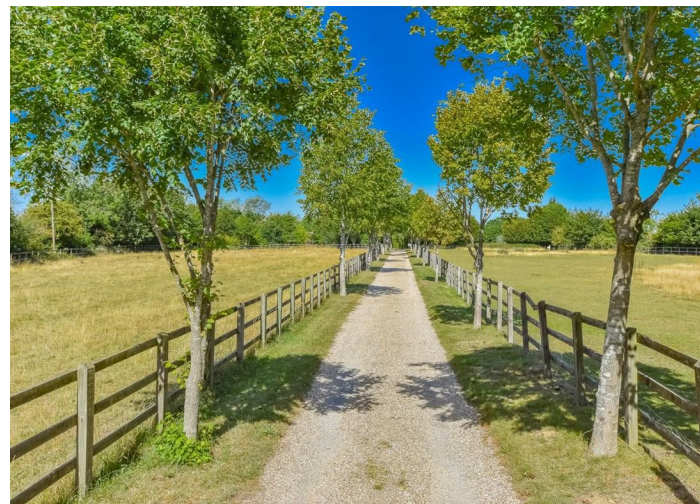


## BROOKEND STEBBING DUNMOW

Tooleys House is a part moated imposing Tudor country home situated at the end of a long drive, set within excess of nine acres on the outskirts of the highly desirable village of Stebbing. The property offers generous accommodation over three floors with an abundance of character features throughout. A detached games room with gym is adjacent to the main house and offers approximately 1,000 Sq. Ft of accommodation over one level. External benefits include an in & out driveway, various entertaining areas within the two & half acres of formal gardens, outdoor heated swimming pool, garaging and shared ownership of stabling and barns.







- Six Bedrooms
- Detached Grade II Listed Country Home
- Nine Acres Of Grounds
- Double & Single Garage
- In & Out Shingle Driveway
- Heated Swimming Pool
- Detached Games Room & Gym/Annexe
- Multiple Reception Rooms
- Kitchen/Breakfast Room
- Three En-Suites, Family Bathroom & Dressing Room

### Main House Accommodation

Accessed via solid Oak door is the entrance hall with leaded windows to the front aspect, wood panelled walls and a stairs rising to the galleried landing. The lounge is heavily timbered with a wealth of character which is epitomised by the Inglenook fireplace and retains an abundance of natural light. The formal dining room is as impressive in size as is in character with the stunning Inglenook fireplace and a arched door leading to the terrace overlooking the formal gardens. Adjoining the formal dining room is a library with dual aspect windows overlooking the formal gardens. A study is located off the entrance hall with dual aspect windows overlooking the moat and driveway. The kitchen/breakfast room has been recently refurbished with a handmade "Humphrey Munson" kitchen with island and breakfast area. Accessed from the kitchen is a utility room and boot room which is a necessity for country living. Two cloakrooms are conveniently located on the ground floor. The first floor landing benefits from a stunning large leaded picture window overlooking the terrace area. The main bedroom is of a fantastic size with windows

overlooking the moat & formal gardens. Serving the main bedroom is a dressing room and luxury en-suite. The first floor further benefits from three bedrooms with en-suite facilities to the second bedroom and a family bathroom. Stairs lead from the first floor landing to the second floor. The second floor consists of two bedrooms, an en-suite and lots of eaves storage.

### Detached Games Room & Gym Accommodation

The detached annexe offers a modern style living layout with a vaulted games room with fitted kitchen. A cloakroom is located off the games room. An entrance hall has doors leading to the utility room, study, shower room, gym and opening to the games room. The gym has a vaulted ceiling with exposed timbers and window to front aspect. The utility room is fitted with base and eye level units and the shower room with a three piece suite. French doors lead onto a terrace area off the living accommodation.

### Grounds

To the rear of the property is a Yorkstone terrace area offering multiple seating areas overlooking the formal







gardens. An additional Yorkstone patio area enclosed by wrought iron railings is situated off the kitchen/breakfast room with shingle section backing onto the annexe. The formal gardens consist of formal lawns with a variety of mature shrub borders and flower beds. The gardens also benefit from mature hedging separating the garden into three sections and a selection of mature trees. A pathway leads through to the heated swimming pool with multiple seating areas and is enclosed by high hedging providing fantastic privacy. To the side of the property is a moat with a decked veranda offering an idyllic entertaining area. The formal gardens measure approximately two acres. The rest of the grounds are paddocking enclosed by post & rail fencing and woodland measuring approximately seven acres. To the front of the property is a shingle in & out driveway providing parking for various vehicles with a detached double garage and additional single garage.

**Village Overview**

Stebbing is a quiet village surrounded by undulating farmland offering an array of amenities, situated approximately 3 miles east of the bustling market town of Great Dunmow. Stebbing boasts a variety of clubs which

include bowls, cricket, tennis, football, judo. The village amenities consist of a highly respected primary school, village shop, The White Hart Public House, St Marys Church and Andrewsfield airfield.

