



Vicarage Lane, North Weald

Guide Price £1,599,995

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**MILLERS**  
ESTATE AGENTS



White Friars is a substantial eight bedroom detached residence offering 5,181 sq ft of accommodation and set within approx. 1.23 acres of land. Enjoying a stunning semi-rural setting to the edge of North Weald Bassett within the Essex countryside. Historically, the property was a former vicarage and has been converted to offer, impressive accommodation, arranged over three floors.

The outstanding accommodation comprises four reception rooms including a formal living room, dining room, family room and a study room or external office (former laundry). There is a boot room, home office, utility room and cloakroom WC. A generous cellar exists under the main house. The first floor has an impressive galleried landing leading to the first four double bedrooms, two have en-suites, and there is a spacious family bathroom. The top floor (former servants quarters) has a further double bedrooms and a Jack & Jill bathroom. There is a spacious dressing room and a vaulted crawl space.

A wealth of original features remain and add to the charm of the property, these include high ceilings, sash windows with shutters. There is wooden flooring, a beautiful old flag stone floor and exposed wooden beams. An "AGA" range, open fireplaces and the original laundry fired heater. The exterior of the property is finished in a stunning white render with black detailing.

Other features include a large double detached garage, a range of external buildings including a woodstore, three stables, a tack room and feed store. A Manège with floodlighting, gymnasium with sauna, wood store, coal shed and workshop. The attractive and private gardens boasts a multitude of mature trees and supports an abundance of local wildlife, the garden includes chicken coop and run. There is an ornamental fish pond and a sizeable plunge pool of wooden construction. This is a stunning property and location, and a site visit is essential to appreciate the property and life style offered.







- Dining Room**  
15'0" x 19'0" (4.58m x 5.78m)
- Formal Living Room**  
16'4" x 23'6" (4.99m x 7.17m)
- Office**  
12'9" x 7'6" (3.89m x 2.28m)
- Family Room**  
11'11" x 13'3" (3.64m x 4.04m)
- Kitchen Breakfast Room**  
15'11" x 15'0" (4.84m x 4.58m)



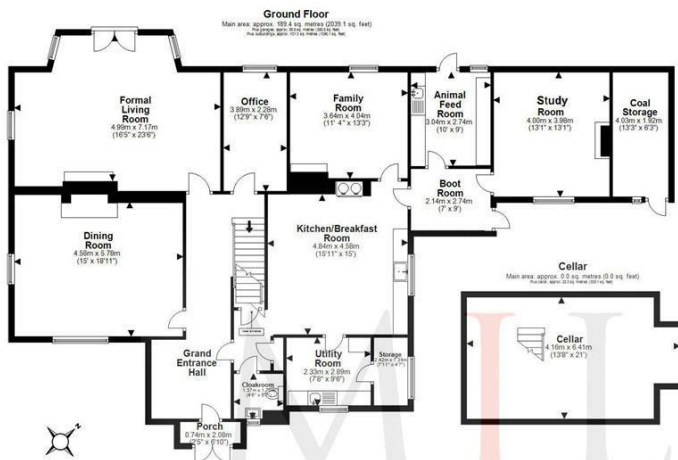
- Utility Room**  
9'6" x 7'8" (2.90m x 2.34m)
- Boot Room**  
9' x 7' (2.74m x 2.13m)
- Animal Feed Room**  
10'0" x 9'0" (3.04m x 2.74m)
- Study Room / External Office**  
13'1" x 13'1" (4.00m x 3.98m)
- Bedroom One**  
15'7" x 16'6" (4.75m x 5.02m)
- En-suite Bathroom**  
11'10" x 8'1" (3.61m x 2.46m)
- Bedroom Two**  
13'9" x 20'6" (4.18m x 6.25m)
- En-suite**  
6'5" x 3'9" (1.96m x 1.14m)



- Bedroom Three**  
14'10" x 19'3" (4.52m x 5.86m)
- Bedroom Four**  
16'3" x 13'8" (4.96m x 4.17m)
- Bathroom**  
12'3" x 10'7" (3.73m x 3.23m)
- Bedroom Five**  
12'6" x 18'6" (3.81m x 5.63m)
- Dressing Room**  
12'4" x 13'3" (3.77m x 4.03m)
- Bedroom Six**  
17'7" x 9'11" (5.36m x 3.02m)
- Bedroom Seven**  
12'7" x 16'3" (3.84m x 4.95m)
- Bedroom Eight**  
15'9" x 16'3" (4.79m x 4.95m)
- Jack and Jill Bathroom**  
10'1" x 6'3" (3.07m x 1.91m)
- Mezzanine**  
8'8" x 10'1" (2.64m x 3.07m)
- Double Garage**  
21'5" x 18'5" (6.53m x 5.61m)
- Stable 1 - 2**  
11'11" x 11'11" (3.63m x 3.63m)

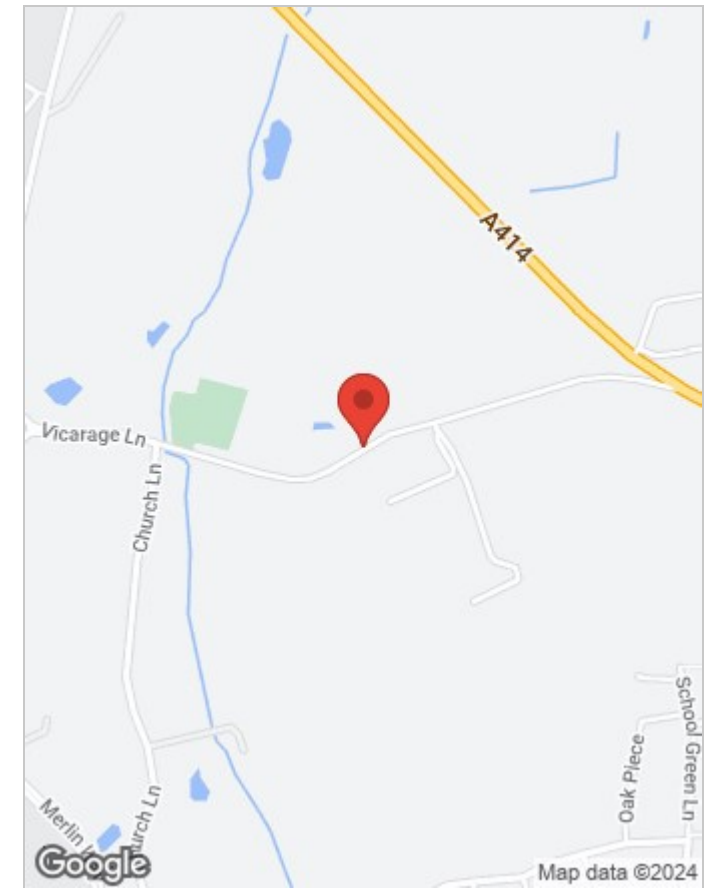
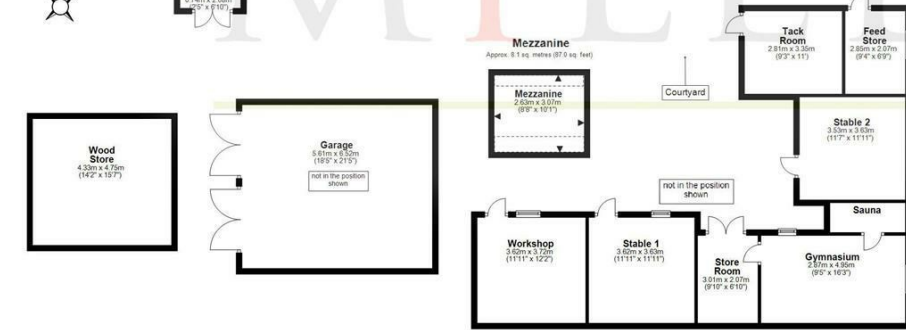
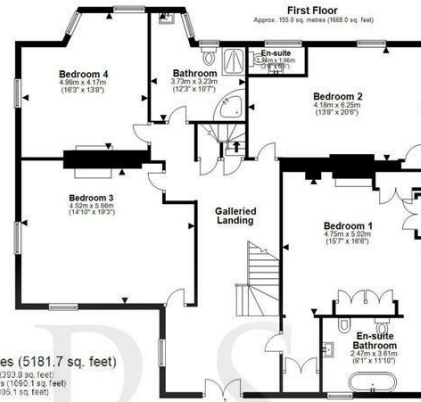






- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Main area: Approx. 481.4 sq. metres (5181.7 sq. feet)  
 Plus garages approx. 28.8 sq. metres (309.0 sq. feet)  
 Plus outbuildings approx. 101.3 sq. metres (1080.1 sq. feet)  
 Plus cellar approx. 28.3 sq. metres (305.1 sq. feet)



Total area including garages and outbuildings: approx. 647.6 sq metres (6970.7 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plans produced using Planit.

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		68	(55-68) D
(39-54) E			(39-54) E
(21-38) F	24		(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales