



**Crabtree Hill, Lambourne End, Nr Chigwell**

**O.I.E.O £1,000,000**

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**MILLERS**  
ESTATE AGENTS



**\* DETACHED CHARACTER HOME \* 6 ACRES OF LAND \* FOUR STABLES \* MENAGE/ARENA \* SPECTACULAR VIEWS \* AMPLE PARKING \* PEACEFUL SECLUDED SETTING \***

A fabulous gated detached character home nestled in ancient woodlands benefitting with four stables and a feed store, a Charles Britton Ménage, and over 6 acres of land sounds like an equestrian dream property! This type of property offers a unique blend of rural charm and modern comfort, making it appealing to those who enjoy a countryside lifestyle. Whether you're an equestrian enthusiast or simply looking for a peaceful retreat surrounded by nature, this kind of home has a lot to offer.

The main house comprises with a entrance hallway, an impressive lounge which features a fireplace, double doors lead onto a separate dining room, a bright modern fitted kitchen, utility room and ground floor cloakroom. Upstairs provides two spacious double bedrooms and a family bathroom.

A large shingled driveway offers ample parking for numerous vehicles and horse boxes. A stable yard of four stables and a feed store is close by the family residence, The land, 6.3 acres has been divided into three paddocks separated by horse friendly unique Bayco wire, there is a superb Charles Britain Ménage/training Arena. Plus several other outbuildings for storing hay, feed and maintenance equipment.

An idyllic setting within Hainault Forest Ancient Woodlands gives riders direct access along a bridal path to the wonderful forest and Havering Country Park. Plus far reaching views over open fields. A choice of nearby Central Line underground stations for access into the City of London at Hainault, Grange Hill and Fairlop Waters.







## GROUND FLOOR

### Entrance Hall

### Living Room

16'6" x 24'2" (5.04m x 7.37m)

### Dining Room

12'8" x 12'9" (3.86m x 3.89m)

### Kitchen

13'3" x 8'9" (4.04m x 2.67m)

### Utility Room

6'7" x 4'7" (2.01m x 1.40m)

### Cloakroom WC

6'4" x 2'9" (1.93m x 0.84m)

## FIRST FLOOR

### Bedroom One

13'4" x 16'11" (4.06m x 5.15m)

### Bedroom Two

23'0" x 15'8" (7.00m x 4.77m)

### Bathroom

11'6" x 6'11" (3.51m x 2.11m)

## EXTERNAL AREA

### Stable One

11'4" x 8'10" (3.45m x 2.69m)

### stable Two

11'6" x 11'2" (3.51m x 3.40m)

### Stable Three

11'2" x 9'6" (3.40m x 2.90m)

### Stable Four

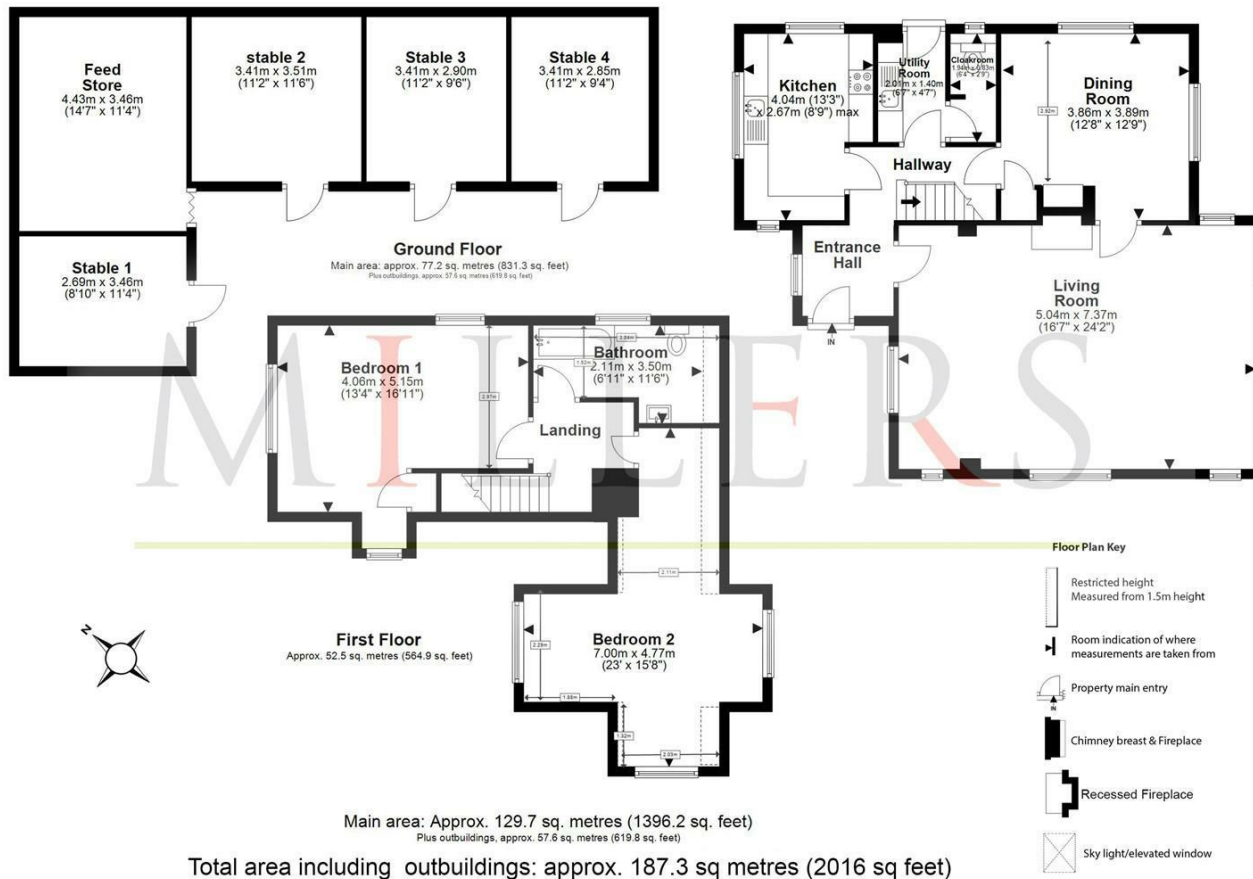
11'2" x 9'4" (3.40m x 2.84m)

### Feed Store

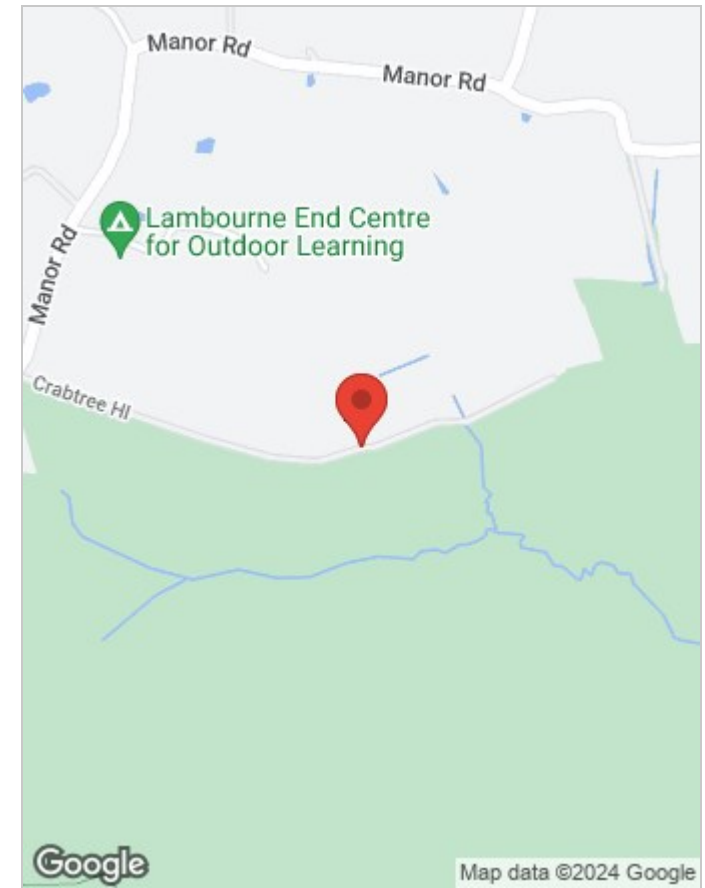
11'7" x 11'4" (3.53m x 3.45m)







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. Plan produced using PlanUp.



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			(55-68) D
(39-54) E			(39-54) E
(21-38) F		45	(21-38) F
(1-20) G	21		(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

## Viewing

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

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