



Sheering Road, Old Harlow
Price Range £625,000 to £650,000



MILLERS
ESTATE AGENTS

This first-floor apartment, located in a historic manor known as Campions, exemplifies Georgian elegance. Dating back to the early 1800s, the manor has been carefully converted into seven distinctive apartments, each showcasing unique charm and style. The property is set amidst approximately one acre of beautifully maintained ornamental gardens, featuring lush lawns, tranquil ponds, and vibrant flower beds. Access is provided via a private, secluded driveway that enhances both privacy and scenic views.

The manor's grand entrance features a stunning wooden staircase and a galleried landing, leading to the apartment on the first floor. Residents can enjoy sweeping views of the picturesque grounds, along with doors that open onto a stunning west-facing balcony.

The apartment includes two double bedrooms, each equipped with wardrobe cupboards. The spacious kitchen breakfast room is complete with a full range of units and built-in appliances and it also provides access to the balcony. The living room is filled with natural light, courtesy of Georgian-style sash windows and includes another access point to the 22ft long balcony, along with a cosy fireplace that adds to the room's appeal. An inner hallway connects to a large shower room, which features a three-piece suite.

Throughout the property, there is an abundance of charming and characterful features, including exposed wooden work, multi-pane windows, ceiling roses, and picture rails, all of which contribute to the unique atmosphere of this remarkable residence.

Old Harlow offers a wide range of amenities including a variety of shops, local bars and restaurants and cafes. There are local schools, ample parkland and countryside. Transport links are provided at Harlow Mill train station (approx. 2 miles) with direct rail routes to London Liverpool St, Stanstead Airport, and Cambridge. The M11 is less than 400 meters away at junction 7A. Harlow Town Centre with all its amenities is just 3.75 miles away.





FIRST FLOOR

Entrance Hall

Living Room

19'0" x 21'11" (5.79m x 6.68m)

Balcony

22'7" x 6'6" (6.88m x 1.98m)

Kitchen

10'10" x 12'5" (3.29m x 3.78m)

Bedroom Two

12'5" x 13'5" (3.78m x 4.09m)

Bedroom One

16'9" x 16'4" (5.11m x 4.98m)

Inner Hallway

Shower Room

10'11" x 10'1" (3.33m x 3.07m)

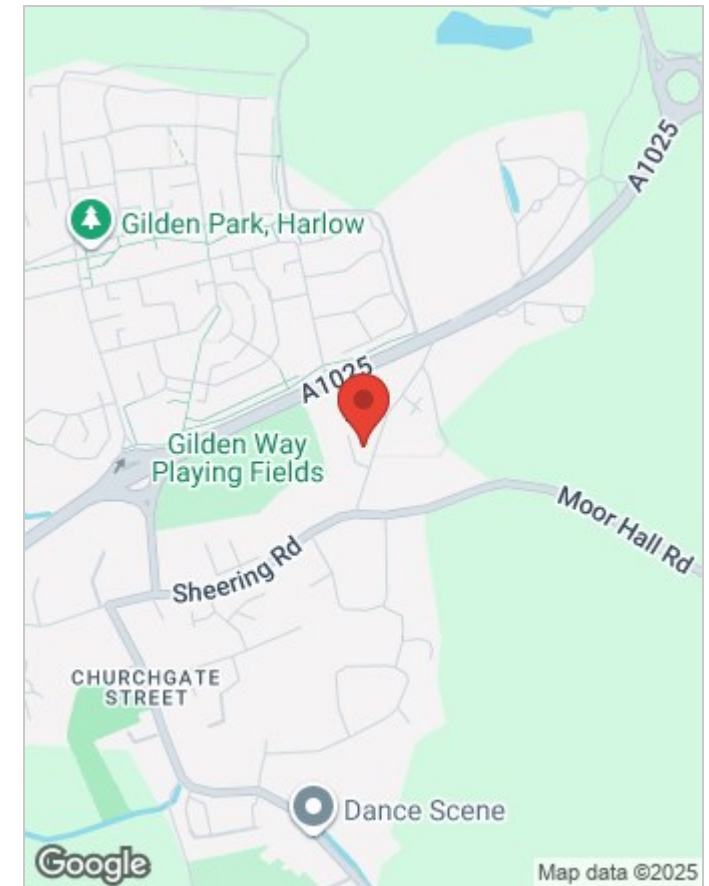
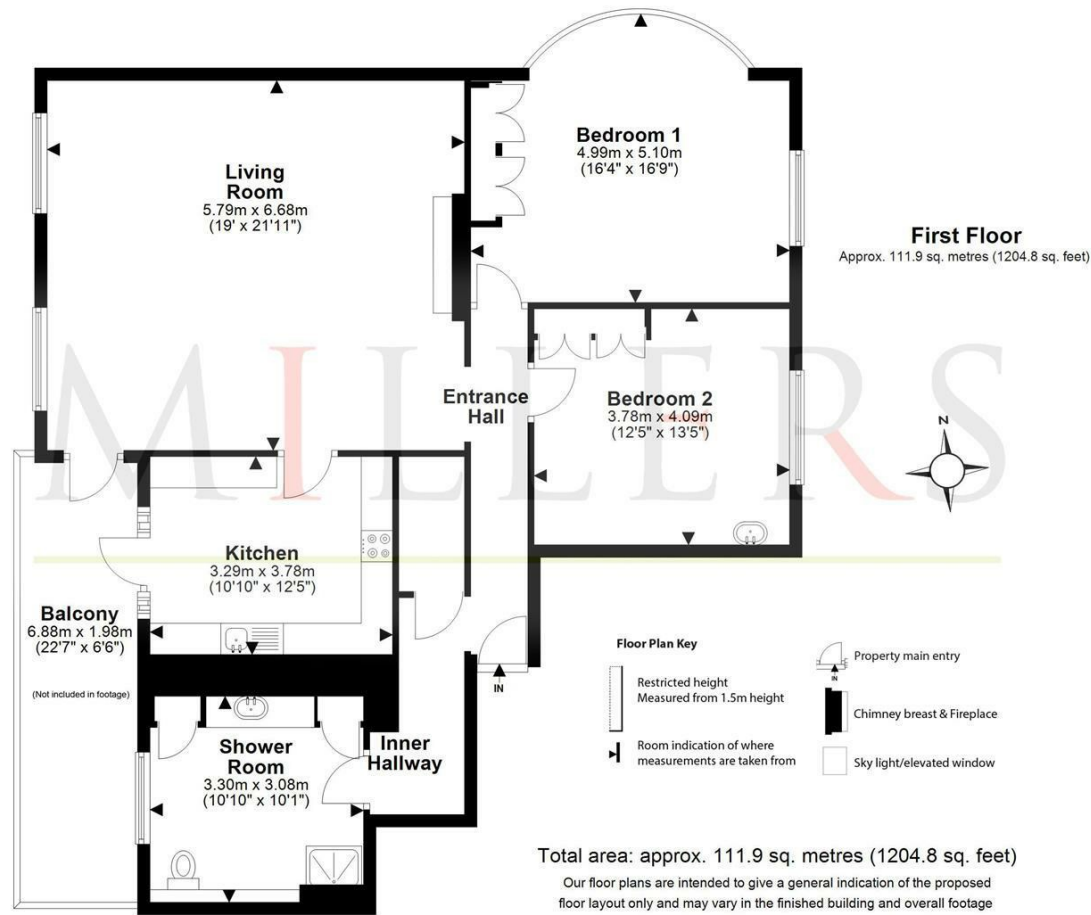
EXTERNAL AREA

Communal Gardens

207' x 135' (63.09m x 41.15m)

Carriage Driveway





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	

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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