MEACOCK & JONES

5 Bedrooms

House - Detached

Located
in Upminster

**Offers Over
£1,750,000**

enquiries@meacockjones.co.uk www.meacockjones.co.uk 01277 218485

Little Tomkyns Tomkyns Lane Upminster

| | RM14 1TP

Initial offers are invited in the region of £1,700,000 to £1,800,000

An exceptional and historically interesting Arts & Crafts influenced country residence, occupying a wonderfully private and mature setting, on the borders of Upminster and Great Warley. Situated in a rural lane with countryside views, yet within easy reach of A12, A127 and M25 road systems and fast railway links to Central London, and beyond. Little Tomkyns provides approximately 4,782 sq ft of accommodation across the main house and self-contained annexe, complemented by substantial outbuildings and beautiful established 1.2 acre grounds adjoining open countryside.

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Little Tomkyns Tomkyns Lane

£1,750,000 Freehold

- Distinctive Arts & Crafts influenced country residence
- Approximately 6,554 sq ft overall including annexe and outbuildings
- Separate self-contained annexe of approximately 1,186 sq ft
- Starlink Satellite Internet Connection
- Beautiful far-reaching views across surrounding countryside yet within easy access of London
- Approx 1.2 acres of mature, secluded grounds with impressive 250' deep x 130' wide gardens
- Five bedroom main house extending to approximately 3,596 sq ft
- Detached indoor swimming pool complex with vaulted timber-framed interior
- Detached four car garage, stables and additional outbuildings
- Easy Access To Upminster mainline station and Brentwood's Elizabeth Line station

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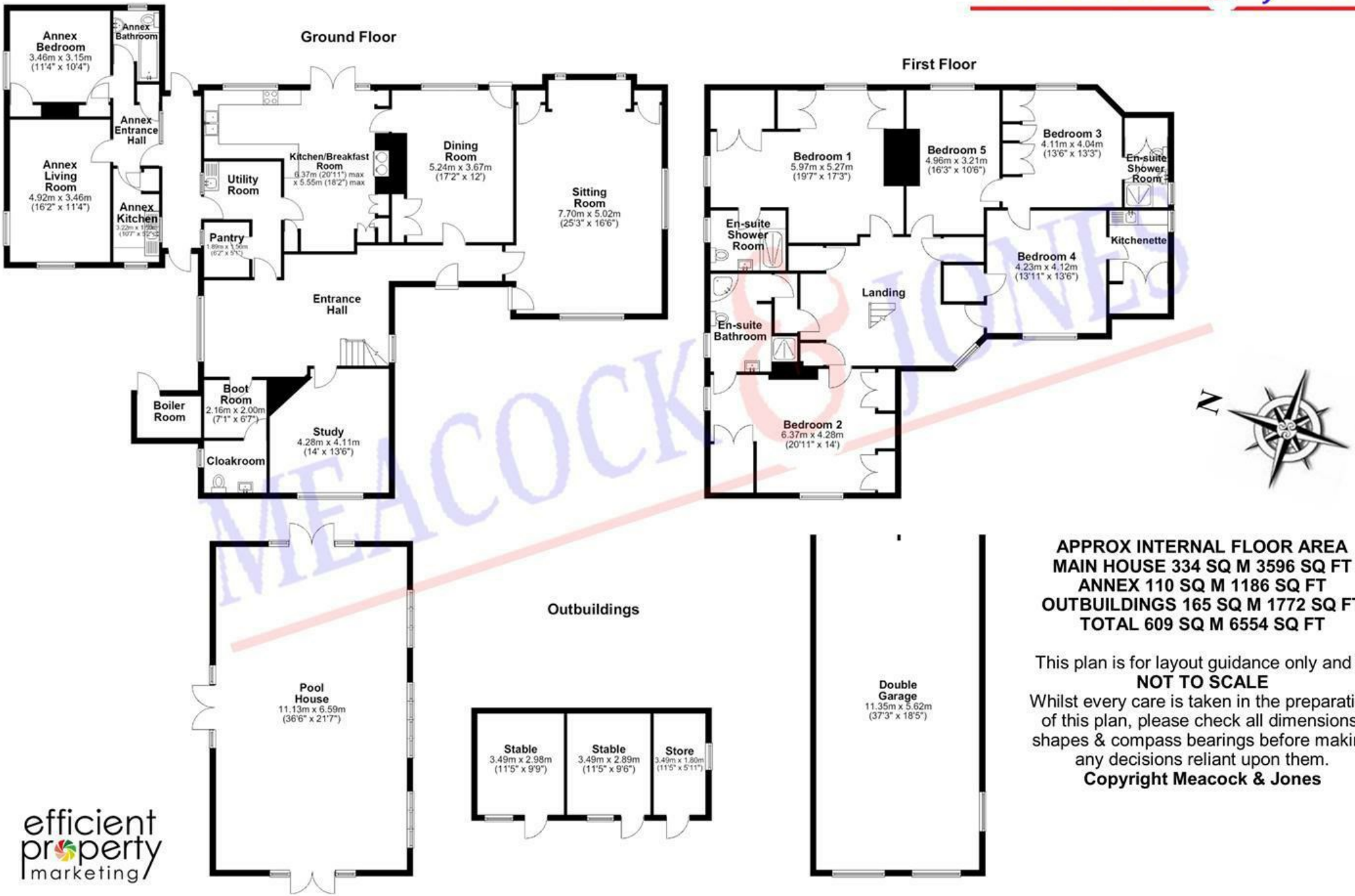

APPROX INTERNAL FLOOR AREA
MAIN HOUSE 334 SQ M 3596 SQ FT
ANNEX 110 SQ M 1186 SQ FT
OUTBUILDINGS 165 SQ M 1772 SQ FT
TOTAL 609 SQ M 6554 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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efficient property marketing

The House

Entrance Hall

Sitting Room

Dining Room

Study/Family Room

Kitchen/Breakfast Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Self-Contained Annexe

Gardens & Grounds

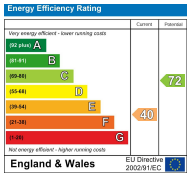
Outbuildings

A House With History

Overall

Council Tax Band: G

Local Authority: Havering Borough Council



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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