



Wind Hill, Harlow Road, Ongar, CM5

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‘Sawyers’ is a simply stunning Grade II Listed farmhouse-style property dating back to the late 16th Century, located in a rural location between the villages of Moreton and Magdalen Laver on the outskirts of Ongar.



Freehold

- Grade II Listed Country Residence
- Five Bedrooms / Three Bathrooms
- Stables
- 3.67 Acres Approx
- Tennis Court
- Detached Annex/ Car Port with Development Opportunity (stpp)
- Wonderful Array of Period Features

The property offers stunning 360 degree views over the Essex countryside, yet is within easy reach of the M11 Motorway and only 6.2 miles from Epping station (Central Line.)

Sympathetically modernised and enhanced over the years, the property is beautifully presented effortlessly combining contemporary fittings with period charm. The house itself incorporates four bedrooms and extends to some 3541 sq ft with a versatile layout to suit most families. 20th Century contemporary extensions and additions which complement and create a mix of period Tudor rooms with a large modern AGA kitchen/breakfast room (with vaulted ceiling) and a south wing attached barn conversion, which could easily be adapted to secondary, single storey annexe accommodation, if required.

The property could easily suit for those requiring split accommodations where there are three/four first floor rooms (into the eaves areas) a further ground floor master suite with modern en-suite and walk in dressing room, plus the south wing (potential annexe), and further rooms in the cart lodge building.

Other additional benefits include a two bedroom detached lodge annexe, a professionally built tennis court with its own self-contained and purpose built club house pavilion (bespoke mobile home, potential guest accommodation) with elevated decking and seating areas from which to enjoy matches and alfresco dining.

The house stands in a slightly elevated position over its mature grounds extending to 3.67 acres, initially with its quintessentially English country gardens; then divided by a tributary brook of the Cripsey Brook which runs into the River Roding a vibrant running water brook with bridge crossing over to the remaining acreage. The remaining acres consist of park style grounds, planted with English native trees,





Approx. Gross Internal Area 581 Sq M (6259 Sq Ft)

Ground Floor
Approx. 255 Sq. meters (2745 Sq. feet)

Rooms: Dining (13.82m x 6.71m / 487 x 223), Reception (6.32m x 2.15m / 209 x 7), Kitchen (11.66m x 5.16m / 383 x 169), Living (3.99m x 6.43m / 13 x 21.1), Bedroom 1 (3.95m x 4.09m / 13 x 13.5), Store, and a North Arrow.

First Floor
Approx. 74 Sq. meters (796 Sq. feet)

Rooms: Bedroom 2 (4.25m x 4.27m / 14.0 x 14.0), Bedroom 3 (5.04m x 2.16m / 16.5 x 7.1), and a Bathroom.

Annexe First Floor
Approx. 38 Sq. meters (413 Sq. feet)

Rooms: Living (9.53m x 3.96m / 317 x 13).

Annexe Ground Floor
Approx. 65 Sq. meters (701 Sq. feet)

Rooms: Annex Office (4.11m x 6.65m / 136 x 217), and a Carport (5.47m x 6.03m / 18 x 21.1).

Annexe
Approx. 106 Sq. meters (1160 Sq. feet)

Rooms: Kitchen (8.68m x 5.79m / 285 x 19), and a Living area (2.67m x 2.90m / 8.8 x 9.6).

Out Building
Approx. 41 Sq. meters (444 Sq. feet)

Rooms: Three Stables, each 3.66m x 3.66m (12 x 12).

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.