

Stevenette



Stanford Rivers Road  
Marden Ash, Ongar, Essex, CM5 9BT

Guide Price £1,500,000

# PROPERTY FEATURES

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- Detached Georgian House
- High Quality Throughout
- Versatile Accommodation
- Double Glazing & Gas Central Heating
- Heated Outdoor Pool
- Garage & Ample Gated Driveway Parking

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN, and standing in a secluded walled site on the south side of the town, this individual detached house offers a wealth of space, character and individuality. Gate Cottage is understood to have once been the town's brewery and the original house (built approx 1740) has been extended by incorporating the former works to create a beautiful and well-balanced 5-bedroom home. Thoroughly modernised including high quality double-glazed windows throughout, the house is immaculate and retains many features throughout giving the best of period living with a modern touch. The delightful gardens include areas of lawn, an enclosed pond and a superb heated pool with summerhouse.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

24' 5" x 27' 2" (7.44m x 8.28m)

#### KITCHEN / BREAKFAST ROOM

18' 8" x 27' 7" (5.69m x 8.41m)

#### DINING ROOM

15' 1" x 12' 6" (4.6m x 3.81m)

#### STUDY / SITTING ROOM

14' 10" x 12' 6" (4.52m x 3.81m)

#### UTILITY ROOM

7' 11" x 4' 6" (2.41m x 1.37m)

#### WC



## DOUBLE GARAGE

## FIRST FLOOR

### LANDING

### BEDROOM 1

20' x 21' 2" (6.1m x 6.45m)

A staircase leads down to the En-suite Bathroom which is positioned on the ground floor.

### DRESSING AREA

9' 5" x 4' 1" (2.87m x 1.24m)

### EN-SUITE BATH, SHOWER & WC

15' 7" x 12' 10" (4.75m x 3.91m)

### BEDROOM 2

15' 3" x 12' 6" (4.65m x 3.81m)

'Jack and Jill' access to the:

### FAMILY BATHROOM & WC

8' 10" x 14' 0" (2.69m x 4.27m)

### BEDROOM 3

14' 8" x 16' 11" (4.47m x 5.16m)

### BEDROOM 4

12' 4" x 11' 10" (3.76m x 3.61m)

### EN-SUITE SHOWER & WC

7' 11" x 4' 1" (2.41m x 1.24m)

### EAVES STORAGE

9' 4" x 5' 0" (2.84m x 1.52m)

Accessed from Bedroom 4.

### BEDROOM 5

12' 11" x 10' 6" (3.94m x 3.2m)

## EXTERIOR

The house stands behind gates within a wall that runs around the west and northern boundaries. At the front of the house is a large area of gravelled driveway providing ample parking and providing access to the Garage.

To the side and rear are areas of garden laid to lawn with mature planting, borders and beds and a large fish pond enclosed by railings.





At the rear and ideally placed for access from the French Doors in the Kitchen/Breakfast Room, is the heated pool which has an electrically-operated retractable cover. The area around the pool is paved and, in addition to the garden room, are a pool plant room, boiler room, changing room and external WC.

#### **GARDEN ROOM**

12' 3" x 8' 8" (3.73m x 2.64m)

#### **WORKSHOP / STORAGE**

15' 3" x 7' 8" (4.65m x 2.34m)

#### **TENURE**

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

#### **SERVICES**

All mains services are understood to be connected. No services or installations have been tested.

#### **BROADBAND**

It is understood that Fibre Optic Broadband is available in this area.

#### **COUNCIL TAX**

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

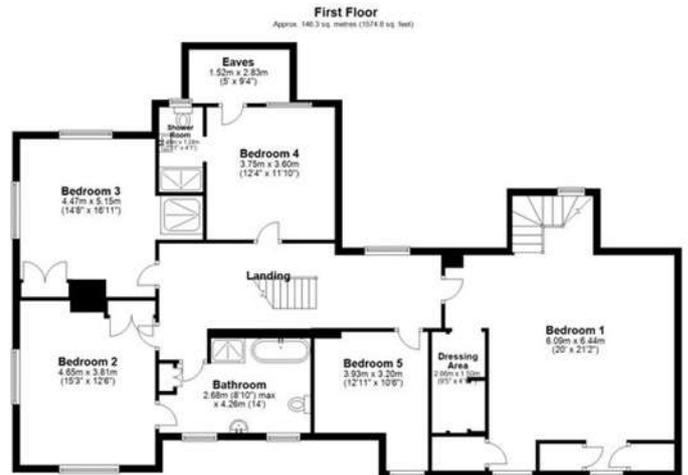
#### **SCHOOL PRIORITY / CATCHMENT AREA**

The property stands in the Priority Admissions Area for Epping St John's Church of England School and Shenfield High School.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Total area: approx. 363.0 sq. metres (3907.3 sq. feet)

**PROPERTY PEOPLE PROFESSIONALISM**

5a Simon Campion Court  
 232-234 High Street  
 Epping  
 Essex  
 CM16 4AU

www.stevenette.com  
 enquiries@stevenette.com  
 01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements