



White Roding
Dunmow | Essex | CM6 1RX

FINE & COUNTRY
ESTABLISHED 1994

White Roding

Dunmow, Essex, CM6 1RX

At a glance

- Stunning, Grade II Listed Farm with Detached Barn/Annex & Outbuildings
- Living Accommodation Approaching 5,000 sq ft
- 5 Bedrooms & 2 Bathrooms
- 4 Reception Rooms
- Self-Contained 2 Bedroom Barn
- Outbuildings & Converted Stable Block
- Plot Approaching 2 Acres with Landscaped Gardens
- Garage & Cart Lodge
- Additional Driveway Parking for Numerous Vehicles
- EPC Exempt

THE PROPERTY

This splendid Grade II listed Farmhouse is steeped in history oozing a wealth of character and charm with living accommodation approaching 5,000 sq ft, comprising the main house offering a Principal Bedroom with ensuite bathroom, further 4 bedrooms, 4 receptions room and a kitchen/breakfast room. A further detached barn offers additional independent living accommodation comprising 2 bedrooms, a family bathroom, extensive vaulted, open plan living accommodation, and separate kitchen. Outbuildings, converted stable block, garaging and car port for numerous vehicles, sitting on a plot approaching 2 acres. EPC Rating Exempt.

THE SETTING

Situated within the village of White Roding, one of eight villages known as 'The Rodings', located approximately 9 miles from Great Dunmow, offering a comprehensive range of amenities, such as shops, public houses, restaurants and schooling for all age groups and is also within easy access to the acclaimed Felsted School. And there is further excellent schooling in the larger towns of Chelmsford and Bishop's Stortford, both approximately 11 miles away, and offer good rail links into London Liverpool Street and Cambridge. Junction 7 of the M11 is a short drive away, also giving direct access to London & Cambridge. Stansted's International Airport is approximately 15 minutes by car.





THE ACCOMMODATION

A solid oak door opens onto an entrance hallway with doors leading to the spacious main reception room with superb exposed historic timbers to the walls and ceilings and an Inglenook fireplace with a working open fire. Further doors from the hallway open onto a farmhouse style kitchen with Aga, tiled flooring, base units and contrasting worksurfaces, this opens onto the dining room with a door leading to a lovely snug room, both rooms having Inglenook fireplaces and woodburning stoves. A study and downstairs wc complete this floor.

An encased turned staircase rises from the spacious hallway to the first-floor landing area with doors to the principal bedroom with en-suite bathroom, vaulted ceilings with exposed timbers and a further 4 bedrooms and family bathroom.

DETACHED BARN

There is a further detached self-contained barn comprising 2 bedrooms, bathroom, a large open-planned living/entertaining area, study and kitchen facilities.

OUTSIDE

Gravel driveways lead to both the main house and the detached barn, offering extensive parking. Additionally, there is a double garage, a cart lodge, open-fronted barn and converted stable block, set within a plot approaching 2 acres incorporating landscaped formal gardens.

SERVICES

Oil fired central heating, private drainage, water and electricity are connected. Up to 1GB Fibre Broadband (Gigaclear) is available.

LOCAL AUTHORITY

Uttlesford District Council

COUNCIL TAX

Tax Band G

Agents Note : a 2 acre paddock and a detached metal barn are available subject to separate negotiation

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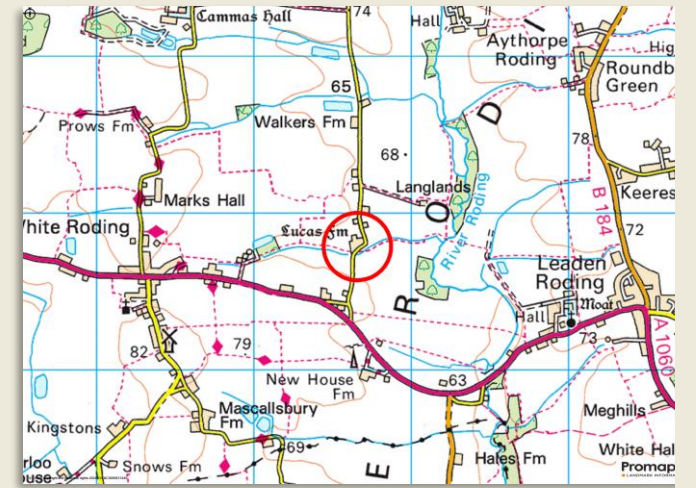
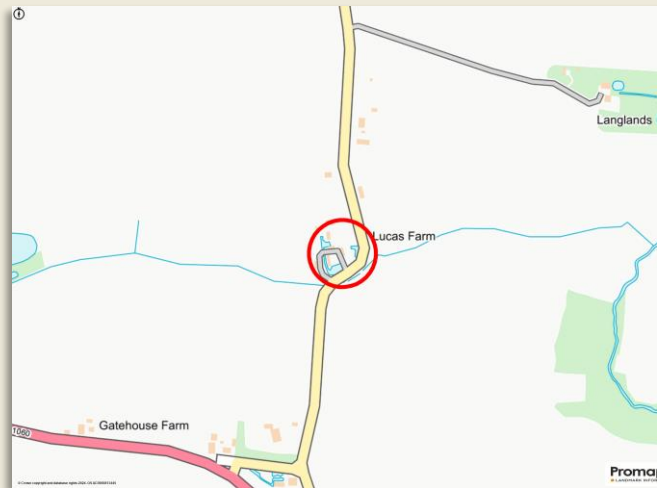
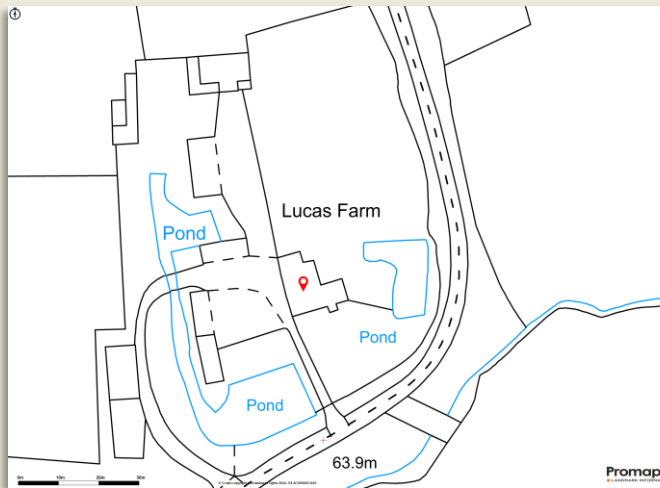
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"farmhouse kitchen with Aga"



Lucas Farm

Approximate Gross Internal Area = 3301 sq ft / 306.7 sq m

Annexe = 1644 sq ft / 152.7 sq m

Garage = 363 sq ft / 33.7 sq m

Outbuilding = 2232 sq ft / 207.4 sq m

Total = 7540 sq ft / 700.5 sq m

(Excluding Carport / Open Barn)





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