



9, Newton Hall

Dunmow, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Forming part of the small country estate, is this recently refurbished Victorian family home with annexe and grounds.

Positioned at the end of a quiet private drive, is this elegant country home with over 3,500sqft of accommodation including an annexe or home office, set within part walled gardens with paddock.



4 RECEPTION ROOMS



4-5 BEDROOMS



3 BATHROOMS



GARAGE & ANNEXE



WALLED GARDENS 0.29 ACRES



FREEHOLD



RURAL/ VILLAGE



3,555 SQ FT



GUIDE PRICE £950,000



The property

Forming part of the manor house of the original Newton Hall Estate, the property dates back to the 19th century and was sympathetically converted into 9 houses, number 9 has been recently refurbished throughout by the present owners. Internally the property offers flexible living for a number of buyer requirements and combines modern interiors with many original features such as the elegant high ceilings, full height windows and doors, along with fireplaces.

The accommodation extends to over 3,500sq ft and is arranged over two floors, incorporating three formal reception rooms, along with a conservatory and a useful entrance hall that could be utilised as an additional entertaining space with the double doors that open into the impressive sitting room and access to the contemporary kitchen/breakfast room. A further room on the ground floor is used as either a fourth bedroom or playroom. The kitchen/breakfast room has windows and doors on two sides giving it a bright and contemporary feel, with beautifully fitted wall and base level units, and a stunning

feature island with quartz, timber and stainless steel worksurfaces, all finished with Siemens, Gaggenau and Neff appliances. Of particular note is French doors out to rear garden. The entire ground floor is fitted with beautiful solid oak herringbone flooring, and there are two log burners. To the first floor are four good sized bedrooms, the principal bedroom enjoys an en suite and has access to the fourth bedroom which is currently utilised as a dressing room/study. There is also a family bathroom.

In addition to the main house is a useful annexe or guest wing, complete with an open plan kitchen/sitting room, a bedroom and bathroom; it could also make an ideal home office. Ample parking and a double garage are available to the front, along with a secluded courtyard. To the rear, is a further courtyard partially enclosed by decorative, low garden walls with areas of patio interspersed by pretty specimen planting and a pond. Beyond the wall, via an opening, is a further decked seating area that overlooks the remainder of the gardens, mainly laid to lawn and ideal as a small paddock with separate access to the rear of the plot.



Location

Situated at the end of a private drive, just over a mile from the historic town of Great Dunmow. The location offers a great sense of historic charm and character with Helena Romanes School just down the lane. Great Dunmow is an ancient Flitch town and a popular spot with commuters, situated between Bishop's Stortford, Braintree and Chelmsford. The thriving town centre provides quality shopping facilities, restaurants, pubs, and schooling. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded. Road travel to London is well serviced by the M11 which is easily accessed by the A120 bypass, also linking to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes. There are a number of schools in the area including Helena Romanes School, Felsted School, Bishop's Stortford College, two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School and Chelmsford County

Distances

- Great Dunmow 1.2 miles
- Braintree 11.5 miles
- Bishops Stortford 11.5 miles

Nearby Stations

- Bishops Stortford 11 miles
- Chelmsford 14.8

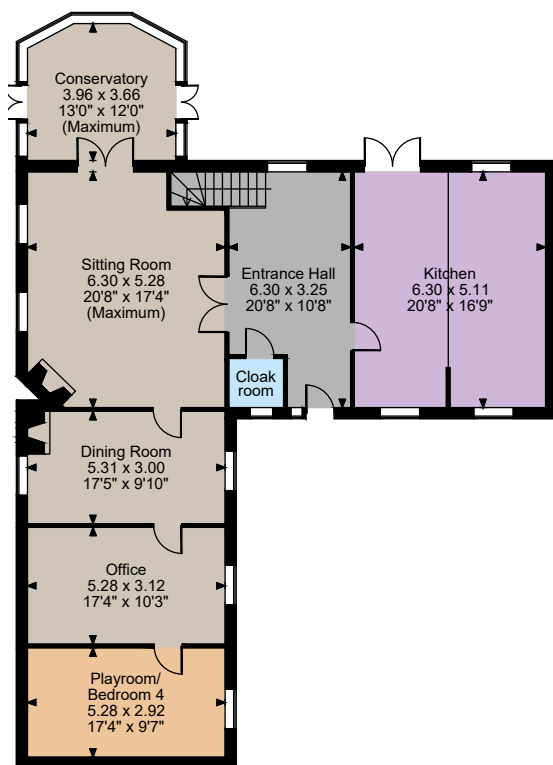
Key Locations

- Talliston House and Gardens
- Hatfield Forest
- Stansted Airport

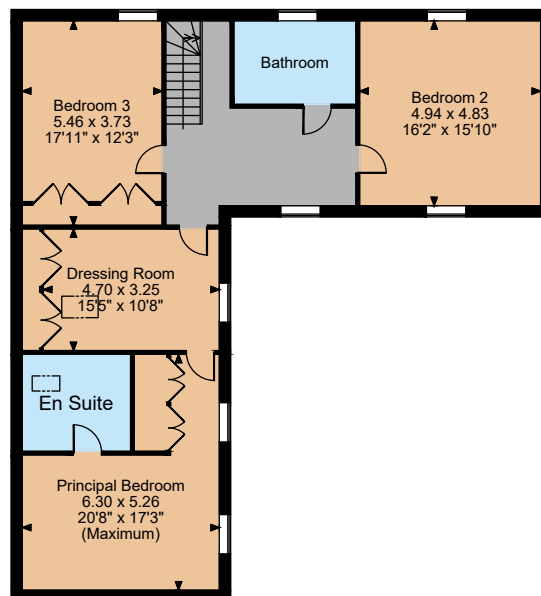
Nearby Schools

- Great Dunmow Primary School
- Helena Romanes School
- Bishops Stortford College
- Felsted School

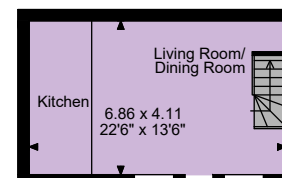




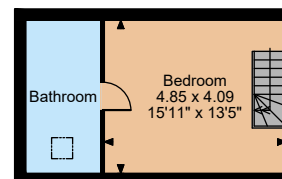
Ground Floor



First Floor



Annexe Ground Floor



Annexe First Floor

Floorplans

Main House internal area 2,945 sq ft (274 sq m)

Annexe internal area 610 sq ft (56 sq m)

Total internal area 3,555 sq ft (320 sq m)

For identification purposes only.

Directions

Post Code: CM6 2AS

what3words: ///jets.talent.blotchy

General

Local Authority: Uttlesford District Council

Services: All mains services connected. Air Source Heat pump

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: B

EPC Rating: F

The position & size of doors, windows, appliances and other features are approximate only.

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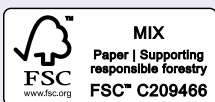
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Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



@struttandparker

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