



The Grange

Grange Green, Tilty, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Grade II listed country house with party barn, pool and extensive gardens and grounds.

A charming country residence ideal for family entertaining with pool and a range of outbuildings, surrounded by its picturesque gardens and undulating countryside, within easy reach of the market town of Great Dunmow.

In all about 4 acres, with a further 12 acres available by separate negotiation.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGING PARTY BARN POOL



ABOUT 4 ACRES



FREEHOLD



RURAL



3,978 - 6,120 SQ FT



GUIDE PRICE £1,750,000



The property

The Grange is a handsome Grade II listed country house with five bedrooms, four reception rooms and a wealth of beautifully appointed character accommodation. Set in the small village of Tilty and surrounded by rolling countryside, the property dates from the early 16th century, with later additions. The splendid original details include exposed timber beams and original fireplaces throughout, alongside elegant modern interiors, and décor.

On the ground floor, the welcoming reception hall features wooden flooring, ceiling and feature timber beams along with a curved walkway with painted mural that leads to a further hall at the side, which has a wine store and access to the gardens.

The ground-floor reception rooms include a useful study directly off the hall, a formal dining room with exposed wooden floorboards and a fireplace fitted with a woodburning stove, a sitting room has a light and airy feel owing to its dual aspect, and also features an open fireplace, whilst the largest room is

the drawing room with a vaulted ceiling, exposed timber eaves and a brick-built fireplace fitted with a log burner.

At the heart of the home is the traditional style kitchen/breakfast room, with its shaker-style units, central island with a breakfast bar and recessed fireplace Aga. Adjoining the kitchen is a useful utility room for further storage. This space has direct access onto the gardens and through to the sitting room creating the perfect spot for family living.

A turned staircase leads from the reception hall to the first-floor landing, off which there are five well-presented bedrooms. These include the principal bedroom with its en suite bathroom and dressing room with built-in wardrobes, and stairs leading to a second en suite bathroom above, fitted with a roll-top bathtub. There are four further bedrooms with built-in wardrobes or storage, plus a family bathroom. A further shower room can be found on the ground floor.







Outside

The house is set within delightful and extensive gardens, which back onto open rolling countryside. At the entrance, five-bar wooden gates open to a long gravel driveway, which leads to a parking and turning area for several vehicles, while also providing access to the carport and the array of outbuildings. These have been converted and house a garage and useful, well-appointed additional accommodation, including two games rooms and a studio. There is a second driveway for those that would like an 'in-out' approach from the opposite side of the plot and has views of the old flint farm wall that surround the formal gardens to the front. The gardens include far-reaching lawns, paved patio spaces for al fresco dining and a heated outdoor swimming pool with its own paved sun terrace and pool house. The gardens also feature various mature specimen trees, well-tended hedgerows, shrubs and flowering perennials, while gates open onto grassy fields and paddocks, which are ideal for grazing livestock.

A further 12 acres are available to purchase by separate negotiation.

Location

The tranquil village of Tilty sits amidst gently rolling Essex countryside just a few miles north west of the historic market town of Great Dunmow, combining rural charm with rich heritage. Tilty possesses distinctive historical character, with its Grade I listed parish church of St Mary the Virgin and other heritage buildings such as the early 18th century Tilty Mill lending a timeless village atmosphere. The surrounding area benefits from amenities and independent shops, eateries and services of nearby Dunmow and Great Easton, while local community life is nurtured through parish events and country pursuits. Communication links are well catered for, with access by road to the B184 and the wider network including the A120 and M11, and rail services from Stansted Airport and Elsenham railway stations. The area benefits from the wide range of excellent state and private schools including Bishop's Stortford College, Bishop's High School for Boys, Felsted School, Helena Romanes School, Chelmsford County High School for Girls and King Edward VI Grammar School in Chelmsford.



Distances

- Great Dunmow 4.8 miles
- Felsted 8.4 miles
- Chelmsford 18.1 miles

Nearby Stations

- Stansted Airport Station
- Elsenham
- Chelmsford

Nearby Schools

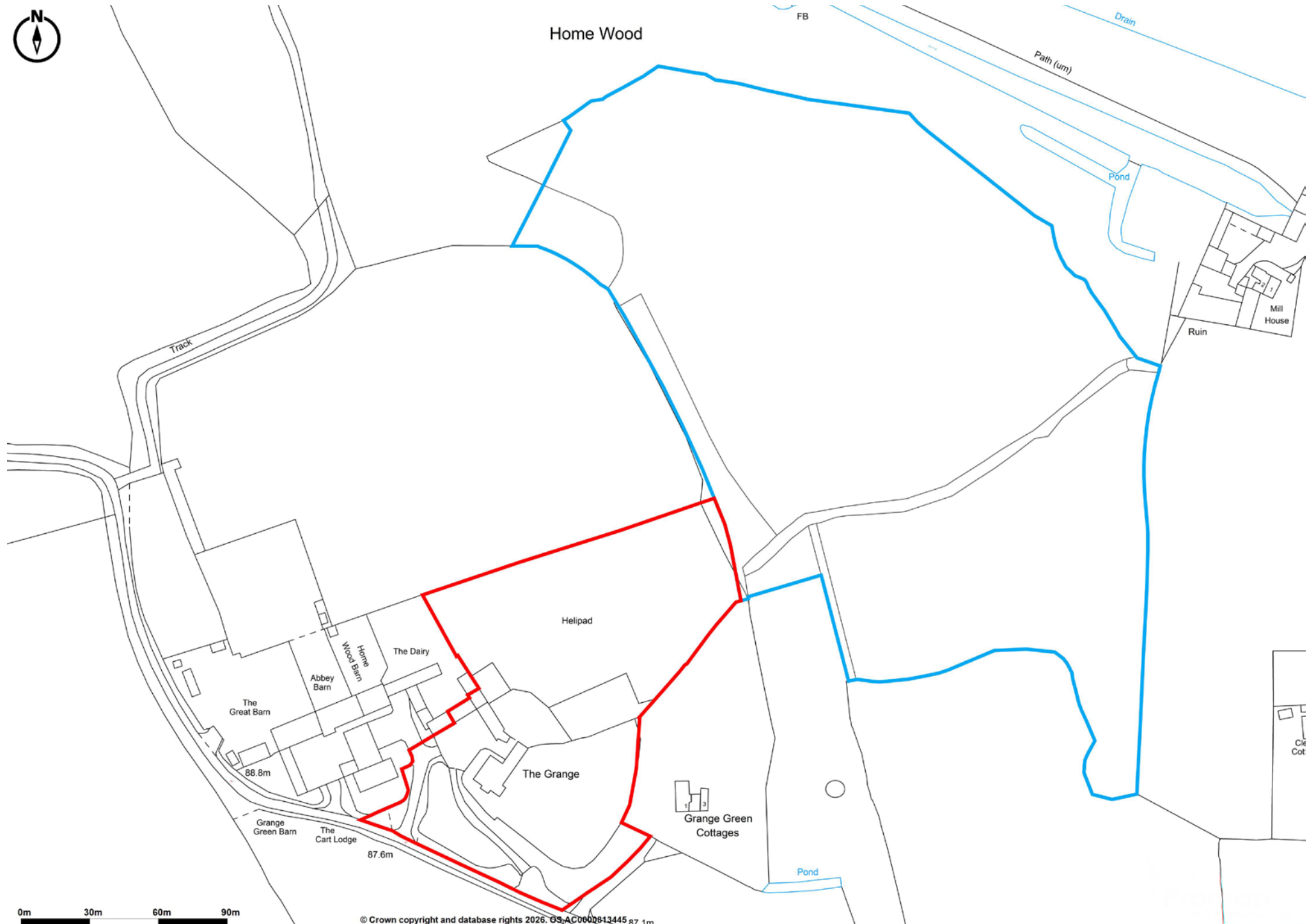
- Felsted School
- Bishop's Stortford College
- New Hall
- Helena Romanes
- Great Easton Primary School



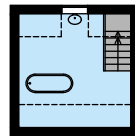
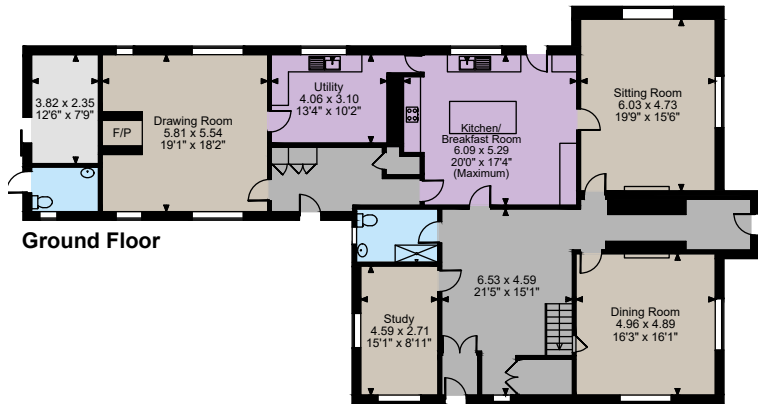
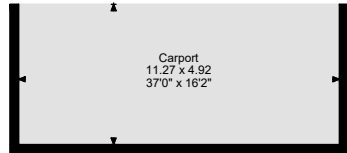




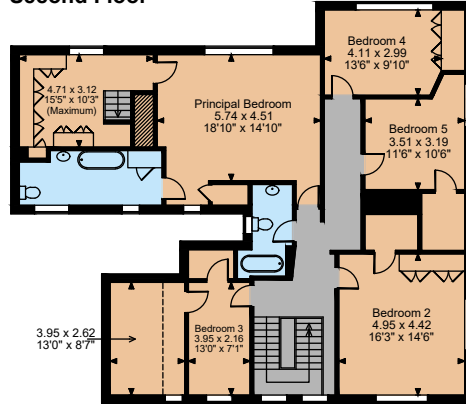
Home Wood



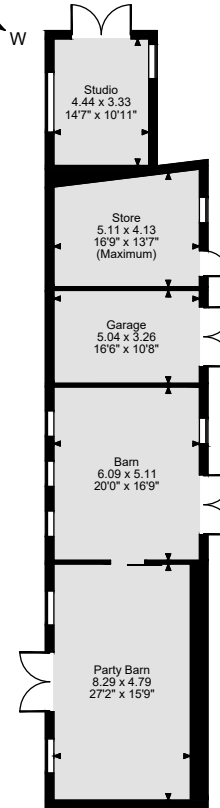
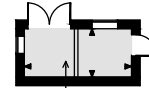
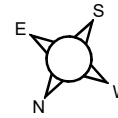
0m 30m 60m 90m



Second Floor



First Floor



Floorplans

Main House internal area 3,978 sq ft (370 sq m)
 Carport & Garage internal area 776 sq ft (72 sq m)
 Outbuildings internal area 1,366 sq ft (127 sq m)
 Total internal area 6,120 sq ft (569 sq m)
 For identification purposes only.

Directions

CM6 2EQ

what3words: ///putts.butlers.conveys - brings you to the driveway

General

Local Authority: Uttlesford District Council

Services: Mains electricity and water. Oil fired central heating. Private drainage, which we understand is not compliant with current regulations.

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

Council Tax: Band G

EPC Rating: E

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

☐☐☐ Denotes restricted head height

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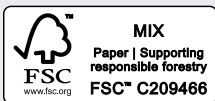
Chelmsford

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