



The Grange

Great Canfield, Dunmow, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A very attractive character farmhouse with adjacent barn conversion and garaging, all set within 2 acres

The Grange dates to the 16th century and enjoys later additions to the building, creating versatile accommodation throughout. A detached one bedroom barn conversion sits within the grounds and is currently used as an office. The beautifully maintained grounds include various outbuildings such as a double garage and a double carport.



4 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



DOUBLE GARAGE



2 ACRES



FREEHOLD



SEMI-RURAL



3,320SQ FT



**ASKING PRICE
£1,850,000**



The property

The farmhouse offers more than 3,300 sq ft of attractive accommodation arranged over two floors. In recent years The Grange, which is Grade II listed, has been updated and enlarged but retains some traditional features such as the timber framed red-brick facade and several original interior beams.

The reception hall, featuring a traditional balustrade to the split landing, provides access to the main reception rooms. The drawing room enjoys views over both the front and rear gardens, with sash windows to the front elevation, a bay window with a window seat overlooking the woodland, and a wood-burning stove set on a stone hearth. The kitchen is by Tom Howley and includes a 3 oven AGA in addition to a Neff oven, induction hob and combined hot air oven/grill and microwave and large Bosch fridge-freezer. It steps down to a wooden-floored breakfast area, where French doors open onto the rear terrace. Between the magnificent red-brick chimney breast and the full-height windows to the terrace, there is also space for a study area. The dining room retains an original beam

and fireplace surround and mantelpiece and offers a lovely view of the front garden and pond. There is also a ground floor shower room.

Across the hallway from the kitchen, the utility room with an en suite bedroom above has its own staircase, providing a degree of independence from the main accommodation.

On the first floor, the principal bedroom includes a spacious dressing area with generous built-in wardrobes and a well-appointed en suite bathroom featuring a separate shower. Three bedrooms, one with an en suite shower room, and a family bathroom complete the facilities on this floor.



Outside

The property is approached from the road via a gated gravel driveway that leads to a parking area for several vehicles, adjacent to the double garage and carport. The front of the main house supports a grape vine, roses, clematis and evergreen shrubs; to one side of the front garden is a large, mature herbaceous border and in the front lawns are three mature trees. A highlight in the garden is the wildlife pond, with water-lilies, bordered with grasses, and with one tree growing in the centre. A terrace at the rear of the property, bounded by a low brick wall and steps leading to the manicured lawns, is an ideal space for entertaining. The characterful black barn makes a superb one-bedroom annexe, suitable for a wide range of guests.

Location

The property is set back from the road, backing onto a small woodland, set within open countryside at the edge of the hamlet of Great Canfield and, for those who love their equestrian pursuits, it is close to the local Carriage and Polo Club.

The charming market town of Great Dunmow is just 5 miles away with its thriving high street, a wide range of independent shops, cafés, restaurants, public houses, leisure facilities, popular weekly market and primary school. Ideal for the commuter, the property enjoys easy access via the A120 to the M11 and the national motorway network and Stansted Airport which provides excellent rail links to London Liverpool Street in around 45 minutes together with frequent national and international flights. The area offers a good selection of independent schools including Felsted, Bishop's Stortford College, Saint Nicholas, New Hall, St. Anne's Prep and St. Cedd's. Braintree and Chelmsford are also within easy reach offering a wide range of schools and amenities.



Distances

- Great Dunmow 5 miles
- Felsted 6.5 miles
- Braintree 13 miles
- Chelmsford 16 miles

Nearby Stations

- Stansted Airport Station
- Bishops Stortford
- Braintree
- Chelmsford

Nearby Schools

- Felsted Primary School
- Felsted School
- King Edward VI Grammar School
- Chelmsford County High School for Girls
- St Anne's Prep
- St Cedd's
- The Bishop's Stortford High School
- New Hall





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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,320 sq ft (308 sq m)
 Carport & Garage internal area 708 sq ft (66 sq m)
 Sheds internal area 258 sq ft (24 sq m)
 Barn Building internal area 914 sq ft (85 sq m)
 Total internal area 5,200 sq ft (483 sq m)
 For identification purposes only.

Directions

CM6 1JZ

what3words: ///shielding.invoices.cover- brings you to the driveway

General

Local Authority: Uttlesford District Council

Services: Mains electricity and water. Private drainage, we understand this does comply with relevant regulations. Oil fired central heating.

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

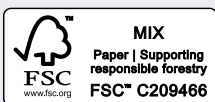
Council Tax: Band G

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
 struttandparker.com



@struttandparker

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