



Canfield Moat

Great Dunmow
Essex

An elegant period house with comfortable secondary accommodation, outbuildings and magnificent gardens and grounds

Canfield Moat, High Cross Lane, Dunmow, CM6 1TD

Great Dunmow 2.7 miles, Stansted Airport 4 miles M11 (Jct. 8A) 6.5 miles,
Bishop's Stortford 7.0 miles (London Liverpool Street 43 minutes), Saffron Walden 16 miles,
Epping Underground Station 18 miles (Liverpool Street 32 minutes), Cambridge 32 miles

Features:

Main house: Sitting room | Music room | Library | Study
Dining room | Kitchen/breakfast room | Utility | Pantry
Cellar | Gym | 2 Cloakrooms | Principal bedroom with
dressing room & en suite bathroom | 6 Further bedrooms,
2 en suite | Family bathroom | EPC rating TBC

Coach House: Sitting room | Kitchen/breakfast room
3 Bedrooms, 2 en suite | Bathroom | EPC rating TBC

Outside: Dance studio/triple garage | Workshop
Wood store | Barn/stores | Further garaging
Heated swimming pool, Pool house with kitchen, sauna,
shower & hot tub | All weather tennis court

Woodland | Ornamental pond | Mature gardens & grounds

About 8.47 acres in all





The property

Canfield Moat is a handsome detached house providing more than 6,000 square feet of beautiful accommodation, a detached annexe together with mature and extensive gardens and grounds, including a swimming pool and a tennis court. Built in 1839 by the Reverend Charles Lesingham Smith, a Don of Cambridge University the house was extended in 1990 and 2006. The property is constructed of Cambridge 'yellow' brickwork under a slate roof and combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor.

There is a welcoming reception hall with exposed wooden flooring, a fireplace fitted with a log burner and a sweeping staircase leading to the upper level. Ground floor reception rooms include the generous sitting room, the dual aspect study and the formal dining room, as well as the 34ft music room, which is an ideal space for entertaining guests. Also on the ground floor there is a large, open kitchen and breakfast room. The kitchen has farmhouse-style fitted units and integrated appliances, while there is also space for a breakfast table for informal dining. The utility room, pantry and cellar all offer additional space for appliances and home storage.

The ground floor also includes a library and a home gym, while two staircases lead from the ground level to the first-floor landing, off which there are seven well-presented double bedrooms. These include the principal bedroom with a large dressing room and en suite bathroom with a central spa-style bathtub and a shower unit with a rainfall shower head. Two further bedrooms have en suite bathrooms, whilst the first floor also has a large family bathroom with a freestanding roll-top bathtub and a separate shower unit.

The detached Coach House provides useful guest accommodation across two well-appointed levels. It includes a sitting room and a fully equipped kitchen, plus two bedrooms en suite, on the ground level. Upstairs there is a further double bedroom, a store room and a bathroom with dual washbasins.

Outbuildings

There is an extensive range of outbuildings in addition to the main house and Coach House. These include the Dance Studio converted from a triple garage (30'10" x 19'6") with a kitchen and w.c. The woodstore with adjoining workshop and garage. The general stores with a range of useful store rooms for garden machinery and equipment also with a separate w.c.

Outside

The house and outbuildings are set in magnificent, landscaped grounds, which include beautifully tended gardens and mature, peaceful woodland all adjoining rolling fields and meadows. At the entrance, electric gates open onto the oak tree lined driveway, which winds through the delightful garden leading to a spacious gravel parking area and the garaging, providing plenty of parking both for residents and guests.

The garden includes York stone terraced seating areas for al fresco dining, a heated swimming pool surrounded by a sun terrace, overlooked by the pool house with a kitchen, hot tub, sauna and shower facilities and beautifully manicured lawns, studded with mature trees. The wider grounds feature a peaceful wooded area planted with a mix of traditional broadleaf and evergreen trees and a circular seating area with a fire pit and permanent bar. A separate orchard includes a range of productive apple, pear, plum, cherry and quince trees. There are secluded meadows, together with an attractive ornamental pond formed from the original moat and a tennis court by Doe Sport Ltd.









Location

The property occupies a peaceful rural position close to the small village of Canfield and two miles from the historic market town of Great Dunmow. Canfield has a convenience store, a local pub and a village hall, while Great Dunmow provides a range of everyday amenities, including several shops and a large supermarket. Further amenities, including an extensive selection of shops, supermarkets and leisure facilities can be found in Bishop's Stortford or Braintree, seven and 12 miles away respectively. Schooling in the area includes the outstanding-rated Felsted Primary School and the independent Felsted School in Great Dunmow, while further schooling is available in Braintree and Chelmsford. The area is well connected by road, with the A120 providing easy access to nearby Stansted Airport (The property lies perpendicular to the flight path) and the M11 just six miles away. Bishop's Stortford provides fast and regular national rail connections towards London Liverpool Street (43 minutes).

Directions

What3Words ///towel.arrives.crawled - brings you to the property

General

Local Authority: Uttlesford District Council
Tel: 01799 510510

Services: Mains water and three-phase electricity are connected. Mains drainage. Oil fired central heating. Ultra-high speed (250Mbps) Starlink broadband connection.

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

Council Tax: Canfield Moat: Band H
Coach House: Band A

Tenure: The property is offered for sale freehold with vacant possession on completion.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £3,500,000





Floorplan for Canfield Moat

Main House internal area 6,710 sq ft (623 sq m)

Garage internal area 251 sq ft (23 sq m)

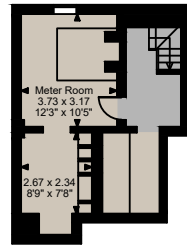
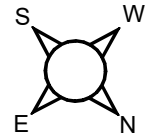
Outbuildings internal area 1,815 sq ft (169 sq m)

Coach House internal area 1,011 sq ft (94 sq m)

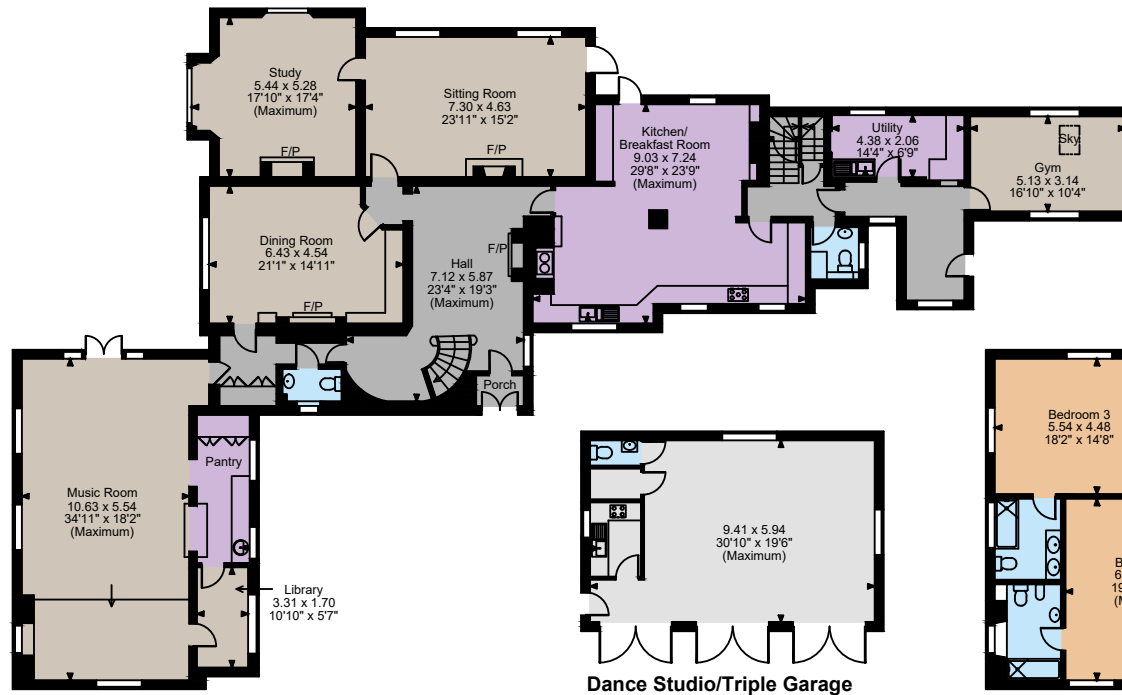
Dance Studio/Triple Garage internal area 609 sq ft (57 sq m)

Pool House internal area 337 sq ft (31 sq m)

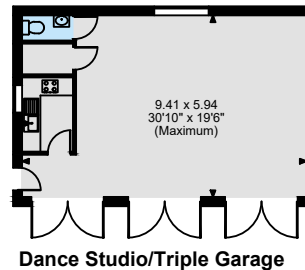
Total internal area 10,733 sq ft (997 sq m)



Cellar



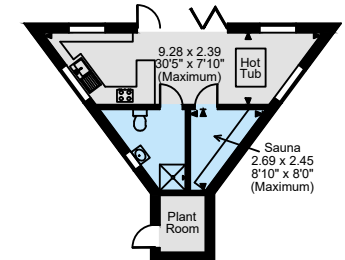
Ground Floor



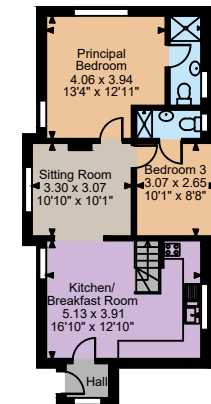
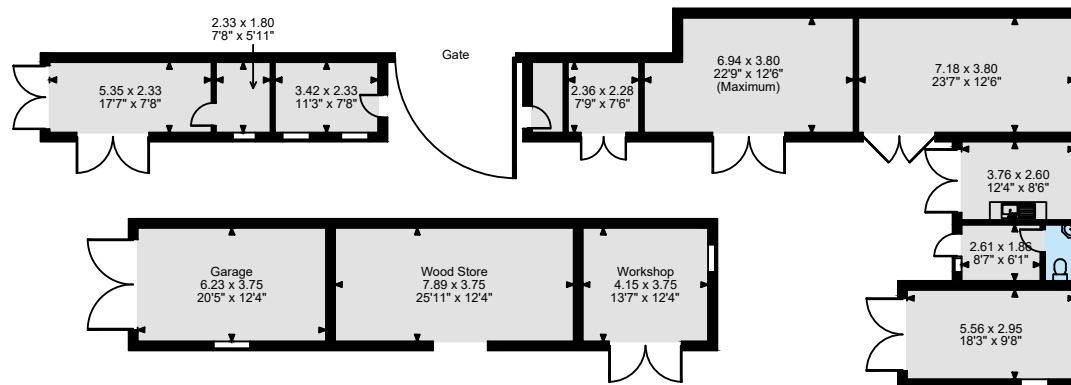
Dance Studio/Triple Garage



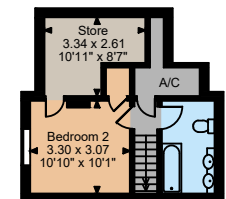
First Floor



Pool House



Coach House
Ground Floor



Coach House
First Floor

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

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