



Edgefield, London Road, Stanford Rivers, Ongar, Essex

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Edgefield, London Road, Stanford Rivers, Ongar, Essex, CM5 9PH

A detached 6 bedroom property with outdoor pool located on the fringes of a highly commutable village close to local amenities

Chipping Ongar 2.3 miles, Epping Underground station 7.4 miles, Theydon Bois 7.7 miles, M11 (Jct. 7) 8.0 miles, Brentwood and station 8.0 miles (London Liverpool Street 39 minutes)

Entrance hall | Reception room | Dining room  
Study | Kitchen | Utility room | Cloakroom  
Principal bedroom suite with dressing room and en suite bathroom | 5 Additional bedrooms, 1 en suite | Family bathroom | Family shower room  
Garden | Double garage | Shed | Pump room  
EPC rating E

## The property

Edgefield is a beautifully decorated and fully refurbished family home, extended to offer almost 3,000 sq. ft. of light-filled flexible accommodation with outdoor heated swimming pool. Designed to provide an ideal family and entertaining space, the ground floor accommodation comprises a spacious central sitting room with parquet flooring and contemporary inset fireplace, opening into a stunning 31 ft. rear aspect dining room featuring an exposed brick fireplace with contemporary woodburning stove and a large wine store. The exceptional vaulted sky lantern and full-height glazing produce an airy light filled and inviting space benefitting from underfloor heating and flowing organically to the terrace outside the fully sliding doors. There is also a generous study with access to the integral garage and a

useful fitted utility room with a door to the rear terrace. The ground floor accommodation is completed by a large fully bespoke Tom Howley kitchen featuring a central island with breakfast bar, Wolf appliances and cleverly integrated skylight illuminating the space with natural light. On the first floor the property offers a spacious principal bedroom with fitted dressing room and large en suite bathroom, three further well-proportioned rear aspect bedrooms and a contemporary family bathroom. A vaulted second floor landing with full-height glazing accesses the two remaining double bedrooms, one with a modern en suite shower room.

## Outside

Screened by mature hedging the property is approached over a gravelled forecourt offering parking for multiple vehicles and giving access to the integral garage. The rear garden features an extensive wraparound paved terrace with a gazebo-covered hot tub area and a heated outdoor swimming pool with paved surround, both ideal for entertaining and al fresco dining. Steps lead down to the garden which is laid mainly to level lawn bordered by mature shrubs and trees. The entire rear of the property and garden enjoys wonderful far-reaching views over surrounding countryside.

## Location

The property sits in a semi-rural location on the fringes of Stanford Rivers. The nearby market town of Chipping Ongar offers independent and high street shopping, supermarket, cafés, restaurants and primary and secondary schooling. A wider range of amenities can be found in Epping, Theydon Bois and Brentwood. Commuter links are excellent: the nearby M11 links to the national motorway network, Epping and Theydon Bois Underground stations offer excellent Central Line links to London, Brentwood station provides regular direct services to London Liverpool Street and London Stansted Airport. The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools.

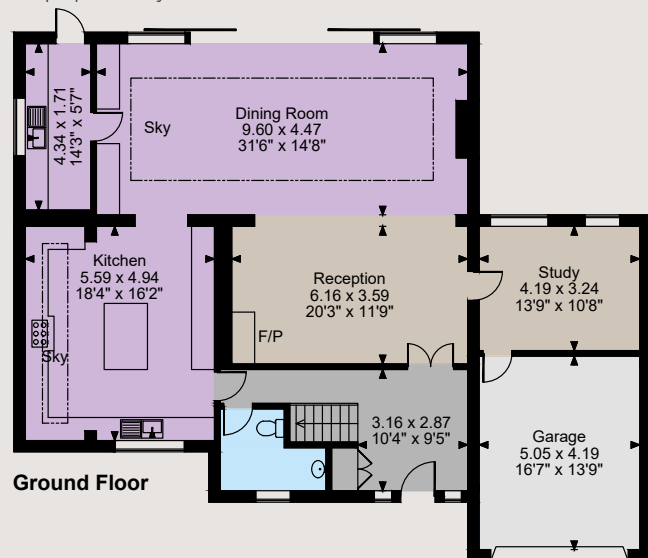




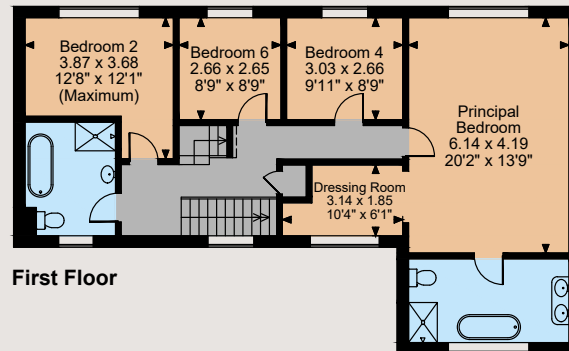
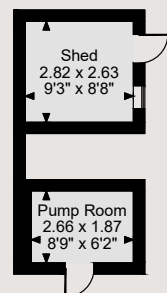




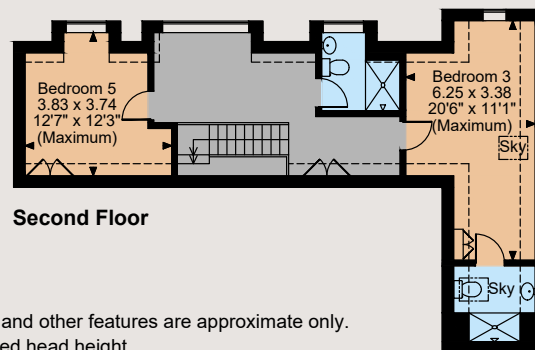
Floorplans  
House internal area 2,986 sq ft (277sq m)  
For identification purposes only.



Ground Floor



First Floor

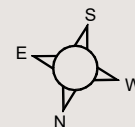


Second Floor

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

□ □ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Chelmsford office, head to Parkway (A1060), then turn left onto Rainsford Lane (A1016) and stay on this road for 1.4 miles. At the roundabout take the 2nd exit onto London Road (A1114), then at the roundabout take the 3rd exit onto Greenbury Way (A414) and follow this road for 9.3 miles. At The Four Wantz take the 1st exit onto High Street, continue straight for 1.1 miles then at the roundabout continue straight onto Stanford Rivers Road (A113). After 1.3 miles Edgefield can be found on the left.

## General

**Local Authority:** Epping Forest

**Services:** Mains electric, water and mains drainage. Oil fired heating

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,750,000

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

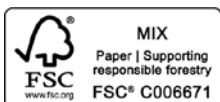
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