



Monks Farm










Priory Road, Tiptree Heath, Great Braxted, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Impressive modern country home with leisure complex, equestrian facilities, and ancillary accommodation.

Contemporary country residence extending to over 15,000 sqft, ideal for multi-generation living and equestrian.

 6 RECEPTION ROOMS	 5 BEDROOMS 2 ANNEXES	 5 BATHROOMS
 INDOOR POOL STABLES GYM & BAR	 4.45 ACRES	 FREEHOLD
 RURAL/ VILLAGE	 15,838 SQ FT	 GUIDE PRICE £2,700,000



The property

Offering over 10,000 sq ft of main house, this impressive 5 bedroom family home is ideal for those needing multi-generation living, with two independent annexes and the incredible indoor pool complex, Monks Farm offers everything for family entertaining.

Internally, the property combines open plan living with modern interiors and being South West facing, the accommodation exudes natural light throughout. The ground floor radiates from the central entrance hall giving access to the well proportioned formal and informal reception rooms. The internal floorplan gives a huge amount of flexibility to be arranged and re arranged as required, and furthermore, the current vendors have planning permission to extend the first floor to offer further bedrooms.

Of particular note, the kitchen/family room and the pool wing create an L shape that wraps around the rear gardens, with a number of patio doors that open out to give a feeling of 'indoor outdoor' entertaining. Furthermore, the leisure complex is vast, giving an

area to one side of the pool with a bar and space for informal dining; there is also a shower and changing room.

There are four double bedrooms to the first floor, all of which have en-suite bath/shower rooms, and in addition are two balconies/terraces to enjoy the views of the grounds. Whilst the other bedrooms are situated on the ground floor.

There are a number of outbuildings with the property including extensive garaging, stabling, and the two annexes. The Stables, is a single storey three bedroom cottage extending to 1,754 sq ft, incorporating a fitted kitchen, living room and bathroom. The Lodge, is circa 682 sq ft and it has 2 bedrooms, a shower room, with an open plan kitchen/sitting room. Both have their own secluded gardens away from the main house.









Outside

Approached by electric security gates, Monks Farm sits secluded within its grounds behind a walled frontage. Offering ample parking, the driveway extending across the front and side of the property leading to a substantial hardstanding ideal for those with horses or wish to run a business from home. The gardens are separated into different areas, the formal South facing rear gardens surround the main house and are mainly laid to lawn, bordered by established hedging creating a micro climate on a summers day. The remainder of the grounds are ideal for grazing with a few specimen trees and most notable is the lake; well stocked with fish, ducks and other species.

Location

The property is situated in the borders of Great Braxted and Tiptree Heath, approximately 1.5 miles from the centre of Tiptree, which provides shops, supermarkets, public houses, schools and social facilities. A more extensive range of shops, schools and amenities can be found in nearby Witham and

Maldon, lying approximately 5.5 and 6 miles away respectively. For the rail commuter the nearest railway station can be approximately 4 miles away in Kelvedon, providing rail services into London Liverpool Street, although Witham also has a mainline. For the golfing enthusiast Five Lakes Hotel, Golf and Country Club can be found approximately 5.5 miles away.

The City of Chelmsford is just 9 miles to the west providing a full and comprehensive range of commercial, shopping and entertainment amenities. The area is also particularly well served for all levels of education; both private and state, and grammar.



Distances

- Witham 5.5 miles
- Maldon 6 miles

Nearby Stations

- Kelvedon station 3.8 miles
- Witham station 5.5 miles
- Chelmsford station 16 miles

Key Locations

- Stansted Airport 26 miles
- Five Lakes Hotel Golf Club 5 miles
- Tiptree 1.5 miles

Nearby Schools

- Baynards Primary School
- Milldene Primary School
- New Rickstones Academy
- Thurstable School Sports College and Sixth Form





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

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