



Gryphons, White Roding, Dunmow, Essex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Gryphons White Roding, Dunmow Essex, CM6 1RU

Centrally positioned within its plot amidst open countryside is this 8,000 sq ft country home with indoor pool and annexe.

Stansted Airport 8.3 miles, Bishops Stortford (Rail Service to London Liverpool Street average journey time 45 minutes) 8.9 miles, M11 10 miles, Chelmsford (Rail Service to London Liverpool Street average journey time 36 minutes) 10.3 miles, M25 16 miles

Porch | Entrance Hall | Dining room | Sitting room | Family room | Kitchen/breakfast room | Utility | Conservatory/Garden room | Office Cloakroom | Principal bedroom with dressing area and en suite | 5 Further bedrooms, one with en suite | Family bathroom | Indoor swimming pool with spa and 2 changing rooms with showers | Plant room | Triple garage with first floor annexe | Ample driveway parking Gated | Mature Gardens on all sides
EPC Rating E

About 2 acres

The property

Gryphons occupies a very private location standing towards the centre of its own grounds and approached over a large driveway with electric gated entrance. Built in the 1990's, the house has attractive part brick/part rendered elevations relieved by wood beam detailing under a tiled roof. This fine family home offers beautifully proportioned accommodation which extends to just over 8,000 sq ft.

Internally, the accommodation flows around the impressive entrance hall with access to

the four formal reception rooms, all of which enjoying views over or having direct access into the gardens. The hub of the house is the kitchen/breakfast room with adjoining utility room and double doors into the conservatory/garden room allowing for indoor-outdoor entertainment. On the first floor there are six bedrooms, the principal bedroom has a dressing area and an en suite bathroom with separate shower. There are five further bedrooms, one with en suite facilities and a family bathroom. Many of the bedrooms have built in storage and fitted furniture.

The north/west wing of the property was built to house an indoor swimming pool and includes two changing rooms with showers, a spa, cloakroom and plant room. A space for all year round enjoyment with doors that open the area onto the rear terrace, making it perfect for entertaining.

Outside

The house is surrounded by grounds extending to about 2 acres which have been designed with family in mind. There is an abundance of mature trees and shrub beds dotted, particularly to the border creating privacy, whilst the majority is laid with extensive stripped lawns. A large terrace extends across the back of the house combining much of the indoor rooms together including the vaulted pool wing and kitchen, creating the ideal family entertainment area to enjoy the views over the gardens and countryside beyond.

There is a detached triple garage with a studio style annexe above ideal for guests or to be converted into a home office. There is also ample parking and gated entrance.



Location

The property is located in a picturesque setting between the historic village of Hatfield Broad Oak and White Roding, and only 11 miles from the larger city of Chelmsford. Hatfield Broad Oak has a village shop and two public houses, while Chelmsford provides a comprehensive range of shopping, entertainment and transport facilities including mainline railway access to London Liverpool Street (average journey time 36 minutes).

The town of Bishops Stortford also lies nearby with mainline rail service to London Liverpool Street (average journey time 45 minutes) or north to Cambridge (average journey time 30 minutes). The market town of Bishops Stortford has a fantastic selection of bars, restaurants and a cinema. It boasts a wide range of independent shops and leisure facilities.

There is a wide choice of excellent schooling both state and private in the Bishops Stortford and Chelmsford areas including the Felsted Schools, New Hall and Bishop Stortford College. The property also falls within catchment for both King Edward VI Grammar School and County High School for Girls in Chelmsford.











Floorplans

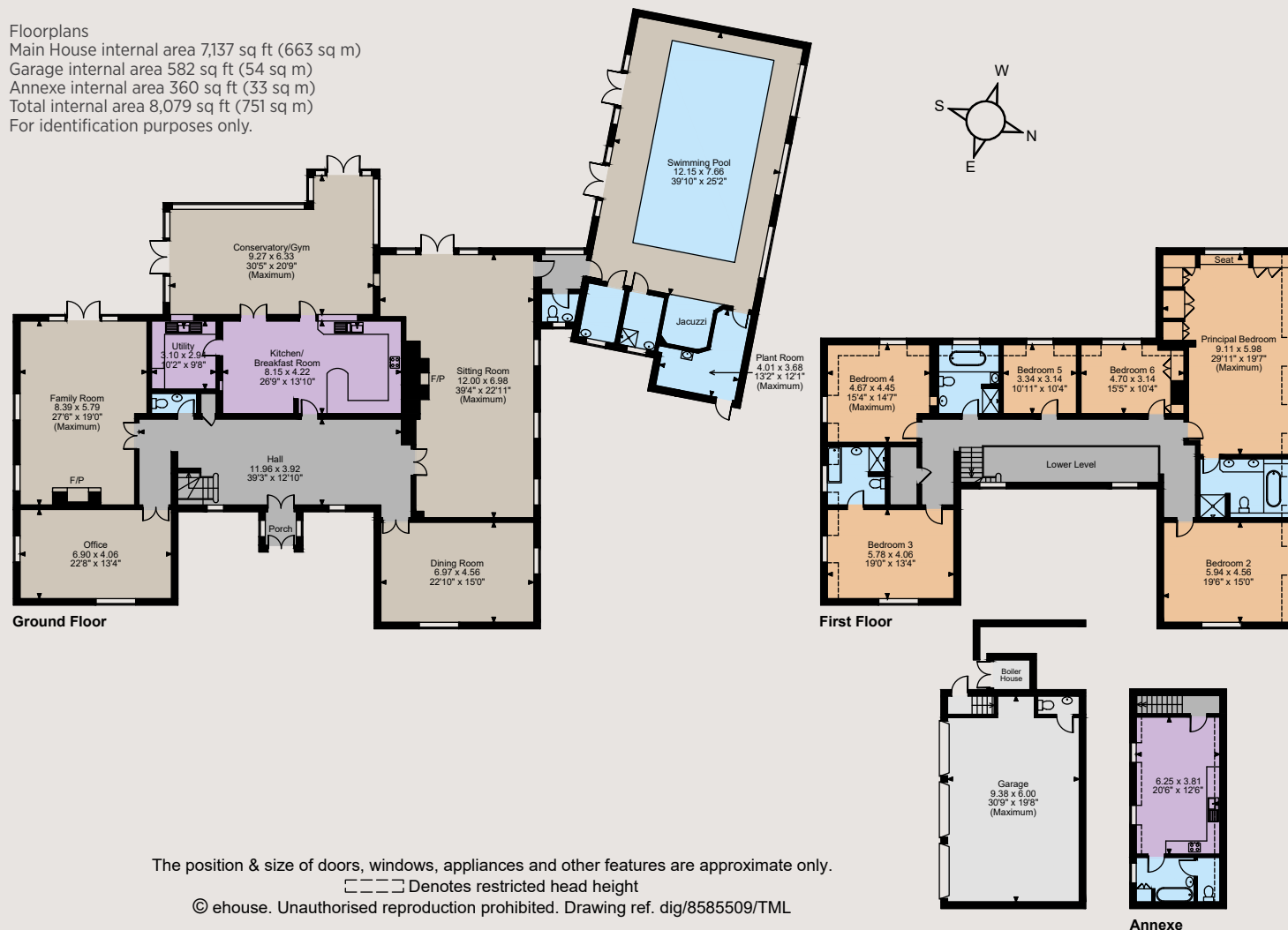
Main House internal area 7,137 sq ft (663 sq m)

Garage internal area 582 sq ft (54 sq m)

Annexe internal area 360 sq ft (33 sq m)

Total internal area 8,079 sq ft (751 sq m)

For identification purposes only.



Directions

From central Chelmsford proceed eastwards on the A1060 signposted towards Roxwell and continue along this road through the villages of Roxwell and Margaret Roding entering Leaden Roding. At the mini-roundabout in Leaden Roding continue left on the A1060 and proceed towards the village of White Roding and just before the village on the right hand side is the lane for Gryphons.

General

Local Authority: Uttlesford

Services: Mains electricity and water. Calor Gas for hob. Private drainage (Klargester). Oil fired central heating for main house and annexe. Separate oil boiler for pool.

Mobile Coverage/Broadband: Information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

Tenure: Freehold

Price: £2,000,000

Chelmsford

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