












# Josselyns New Hall

White Roding, Dunmow, Essex



A Grade II\* listed barn conversion with extensive features set within a tranquil country setting.

Extending to over 6,000 sq ft of flexible and beautifully finished accommodation, this fine family home comes with a separate annexe, tennis court and swimming pool, within stunning landscaped grounds, amidst open countryside.

	<b>5 RECEPTION ROOMS</b>		<b>5 BEDROOMS &amp; ANNEXE</b>		<b>4 BATHROOMS</b>
	<b>STUDIO GARAGING POOL</b>		<b>2.35 ACRES</b>		<b>FREEHOLD</b>
	<b>RURAL/ VILLAGE</b>		<b>6,289 SQ FT</b>		<b>GUIDE PRICE £2,250,000</b>



The property

This Grade II\* listed building, dating back to the 16th century, was originally an agricultural structure of exceptional interest. It exemplifies early brick nogging and late crown post construction. Brick nogging, a costly material at the time, was used selectively in a flamboyant Tudor style on the southeast and east-facing elevations. This barn is the sole remaining structure of a manorial complex. Sir Thomas Josselyn likely built the complex, which included a large brick-lined moat, an E-plan house with a two-story porch, and a court-hall, shortly after 1544.

The ground floor features four reception rooms alongside an impressive open-plan kitchen/breakfast/family room. This area boasts solid concrete flooring, bi-folding doors opening to the garden, and striking ceiling heights with a feature crown post. An impressive entrance hall, cloakroom, utility room, and laundry room complete the ground floor.

Upstairs, the first floor offers five good-sized bedrooms. The principal bedroom includes a dressing area and en-suite bathroom, while two additional bedrooms also feature en-suite facilities. A family bathroom serves the remaining bedrooms. Notably, the second bedroom has a private staircase leading to a second floor, creating an ideal space for a children's den, homework area, or dressing room.

The separate annexe features a private garden and includes a double bedroom, sitting room and shower room. It presents an excellent opportunity for accommodating guests, multi-generational living, or generating rental income.

















## Outside

Josselyns offers a grand entrance, located at the end of a farm track beyond electric security gates. A striking tree-lined drive leads to the property, continuing straight before the final approach. The front of the house provides extensive driveway parking, along with two carports and a double garage.

The south-facing gardens are a haven of peace and quiet, bordered on three sides by open farmland and boasting uninterrupted countryside views. Significant investment and care have shaped this sanctuary, with landscaping designed for year-round appeal and creating distinct outdoor spaces throughout the grounds. Sweeping striped lawns are dotted with unique trees and attractive borders, while winding pathways connect to patios perfect for enjoying the setting.

Immediately behind the residence is a raised decking area, providing an ideal space for seamless indoor-outdoor entertaining with direct access from the kitchen. The property also features a well-maintained

tennis court overlooked by a summer house/party barn, and a private walled garden containing a heated pool. Additionally, there is a fenced garden area, currently suitable for dogs but adaptable for other animals.

## Location

The property sits in a scenic location between Hatfield Broad Oak, a historic village, and White Roding, only 11 miles from Chelmsford. Hatfield Broad Oak offers a village shop and two pubs. Chelmsford provides a range of shopping, entertainment, and transport options, including a 36-minute train to London Liverpool Street. Nearby, Bishops Stortford offers a 45-minute train to London Liverpool Street or a 30-minute train to Cambridge, as well as various bars, restaurants, a cinema, independent shops, and leisure facilities. There's a selection of state and private schools nearby including Felsted, New Hall, and Bishop Stortford College. The property is within the catchment area for King Edward VI Grammar School and County High School for Girls in Chelmsford.



## Distances

- London Stansted Airport 5.7 miles
- M11 10 miles
- M25 16 miles
- Felsted 9.4 miles

## Nearby Stations

- Chelmsford 11 miles
- Bishops Stortford 10 miles

## Key Locations

- Bishops Stortford
- Chelmsford
- Great Dunmow
- Axe & Compasses Public House
- The Black Lion Public House

## Nearby Schools

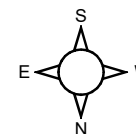
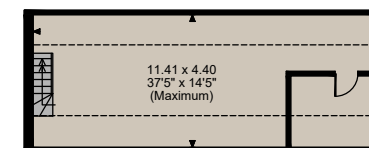
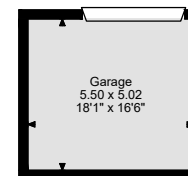
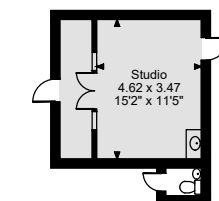
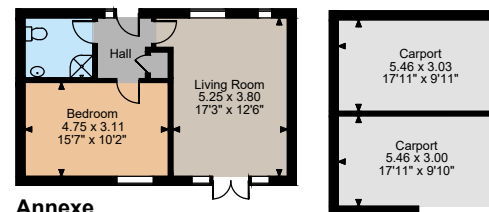
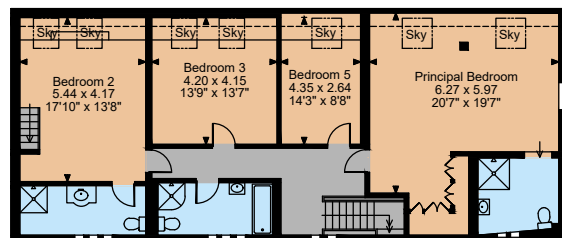
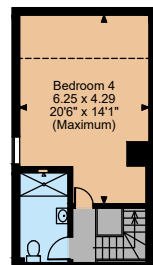
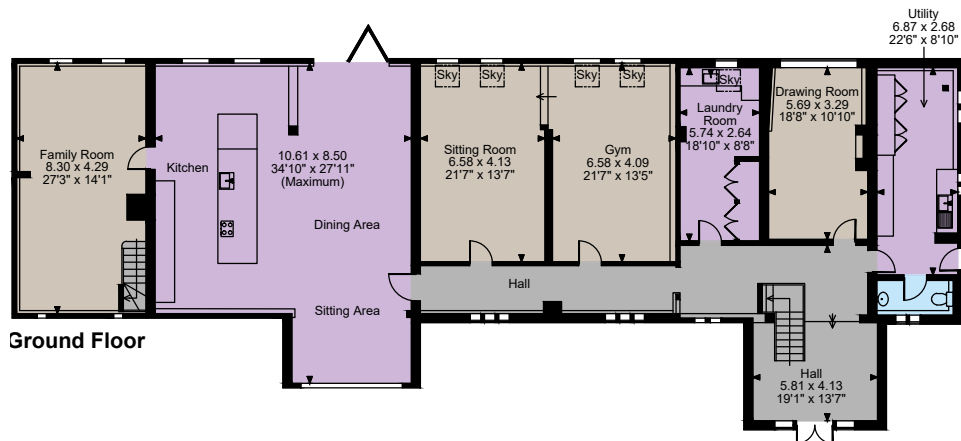
- King Edward VI Grammar School
- Chelmsford County High School for Girls
- Felsted School
- New Hall School











## Floorplans

Main House internal area 4,904 sq ft (456 sq m)  
Garage and Carports internal area 660 sq ft (61 sq m)  
Studio internal area 233 sq ft (22 sq m)  
Annexe internal area 492 sq ft (46 sq m)  
Total internal area 6,289 sq ft (584 sq m)  
For identification purposes only.

## Directions

CM6 1RY

**what3words:** ///trespass.unfolds.rescue brings you to the drive

## 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:** H

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

□ □ □ Denotes restricted head height

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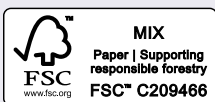
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