



Washall Green House, Brent Pelham

---





# A delightful Grade II listed country house

---

A wonderful opportunity to acquire a beautifully positioned family home.

## Summary of accommodation

### Ground Floor

Entrance hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Cloakroom

### First floor

Six bedrooms | Two bathrooms

### Garden and Grounds

Beautiful mature gardens | Tennis court | Garage | Kennels  
All in about 2 acres



Bishop's Stortford  
26 North Street  
CM23 2LW

[www.knightfrank.co.uk/contact/bishops-stortford-estate-agents](http://www.knightfrank.co.uk/contact/bishops-stortford-estate-agents)

Paddy Pritchard-Gordon  
01279 213340  
[paddy.pritchard-gordon@knightfrank.com](mailto:paddy.pritchard-gordon@knightfrank.com)

## Situation

Washall Green House is situated approximately 10 miles from both Saffron Walden and Bishop's Stortford. Both towns provide a comprehensive range of amenities and excellent schools for all ages, in the state and private sectors. There is good access to London, the M25, the M11 and the north via the A10. For commuters, trains into London and Cambridge from Bishop's Stortford mainline station (London Liverpool Street 38 minutes) and Audley End Station (London Liverpool Street 56 minutes).

## Distances

Saffron Walden 10 miles, Bishop's Stortford 10 miles, Stansted Airport and Junction 8 of the M11 13 miles, Cambridge 23 miles, Central London 47 miles. (Distances and times are approximate)



## Washall Green House

50 years since last on the market, Washall Green House is a delightful Grade II listed country house and is being offered chain free.

The property is beautifully positioned in the middle of the countryside and enjoys stunning rural views.

The house is in need of modernising and comes with potential to extend with the necessary planning permission. There are two good size reception rooms as well as a cosy study. The kitchen/breakfast room enjoys charming views over the gardens and beyond with access to the utility room with a door to the outside.

Washall Green was previously called Washington Green in the seventeenth century after local landowners who were related to George Washington, the first president of the United States. Before that it was called the Cock Inn with the track to the east of the property once being an important drover's road from Norfolk to London. Previous occupants have also included Andrew Motion (Poet Laureate 1999-2009)



## Postcode and Directions

SG9 0HH. Washall Green House is located about 1 mile outside Brent Pelham on the left handside.

## Services

Mains electricity and water, oil fired central heating, private drainage.

## Terms

Tenure: Freehold

## Local Authority

East Hertfordshire District Council

Telephone: 01279 655261

Council tax band G

## Viewings

By prior appointment only with the agents



## Gardens and Grounds

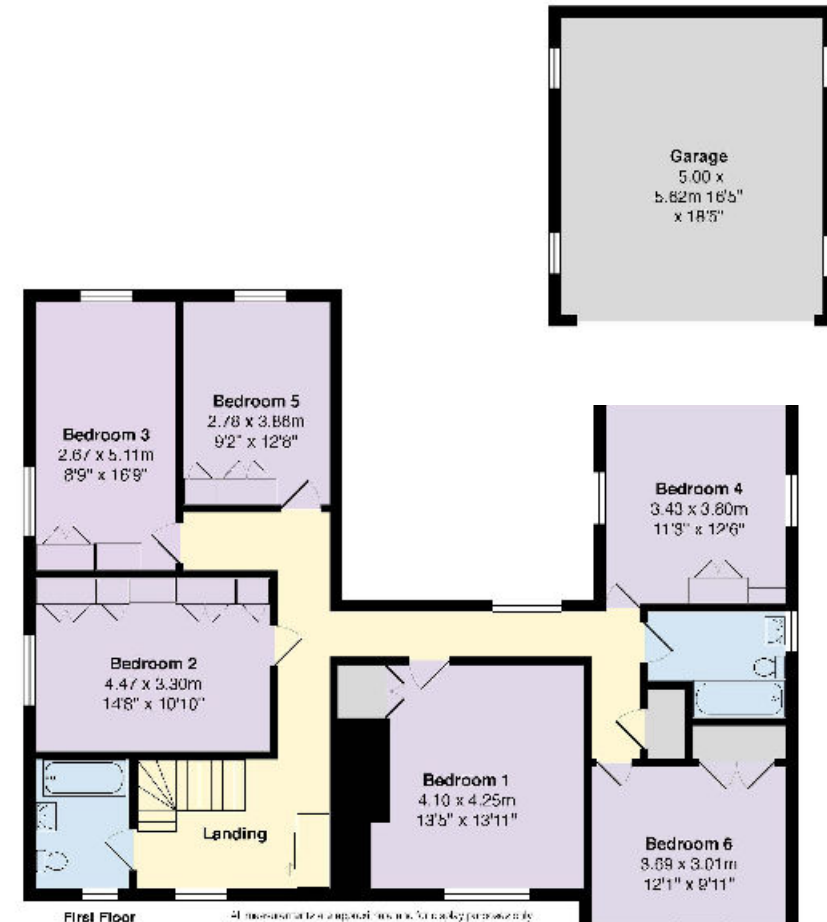
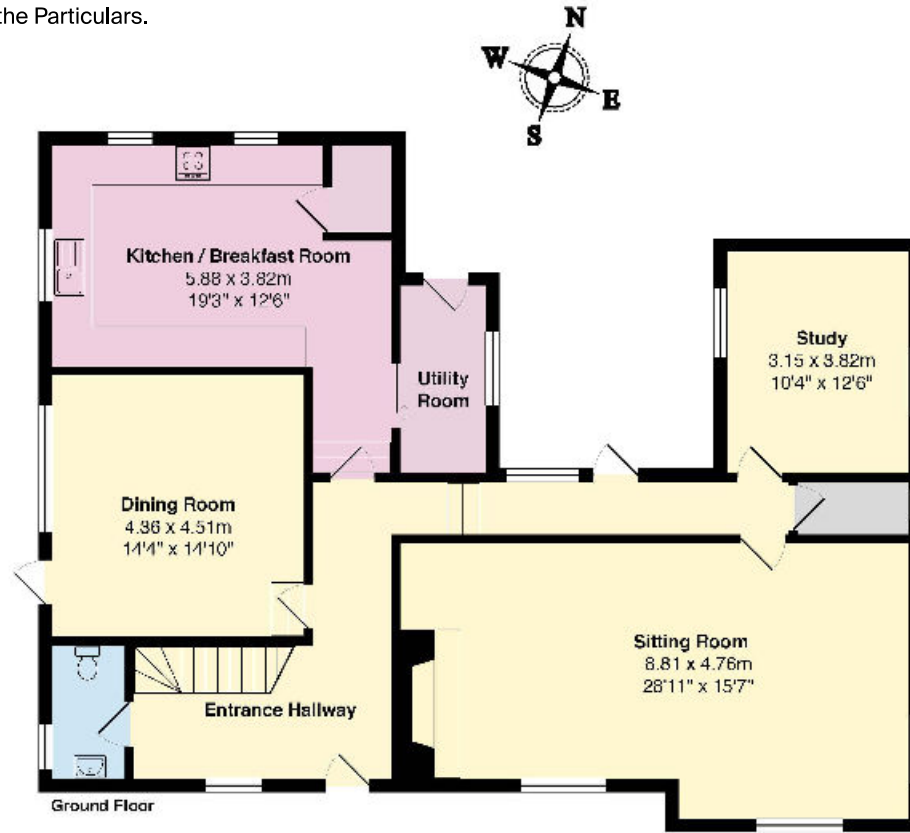
The gardens are a particular feature of the property, surrounding the house on all sides.

The rear of the property is mainly laid to lawn and interspersed by mature specimen trees and shrub beds with a recently refurbished hard tennis court to the east and closer to the house are a couple of dog kennels and garage. There is ample parking space to the front of the house.



## Approximate Gross Internal Floor Area 255.8 sq m / 2754 sq ft (excluding double garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

