

Woolpits

Great Saling, Essex





A beautiful period family home in Great Saling.

Great Dunmow 6 miles, Stansted Airport 10 miles (London Liverpool Street in 47 minutes),
Bishop's Stortford 16 miles, Saffron Walden 16 miles, Chelmsford 17 miles.
(Distances and times approximate).



Summary of accommodation

Entrance hall | Living room | Drawing room | Dining room/kitchen | Pantry | Utility room | WC | Study | Office | Family room
Gym room with WC | Plant room

Principal bedroom suite with dressing room and en suite bathroom
Three further ensuite bedrooms and two bedrooms with a shared family bathroom | Linen cupboard

Garden and Grounds

Formal and lawned gardens | Willow tree orchard | Garage and barn | Grade II Listed Dovecot

In all about 9.34 acres



Situation

Woolpits is located on the edge of the small village of Great Saling. Great Saling is two miles north of the A120 and 14 miles east of the M11. Stansted airport lies just 20 minutes away with trains to London from 47 minutes. Great Dunmow (6 miles) has good local amenities including the popular pubs The Spotted Dog and The Butchers Arms, with more comprehensive shopping at Bishop's Stortford and Chelmsford.



Woolpits

A beautiful period family home approached down a private gravel driveway to the front of the property. The ground floor boasts well proportioned reception rooms with a fantastic open plan kitchen/dining room perfect for family living or entertaining. There is a utility room with built in cabinets and access to the back door. The drawing room is beautifully designed with bespoke joinery and a wood burning stove. The sun room enjoys views over the gardens and outside dining area.

The first floor has a fantastic principal suite which has an impressive living room area, dressing room with plenty of storage and a luxurious ensuite bathroom.

There are three further en suite bedrooms and two bedrooms with a large shared family bathroom.





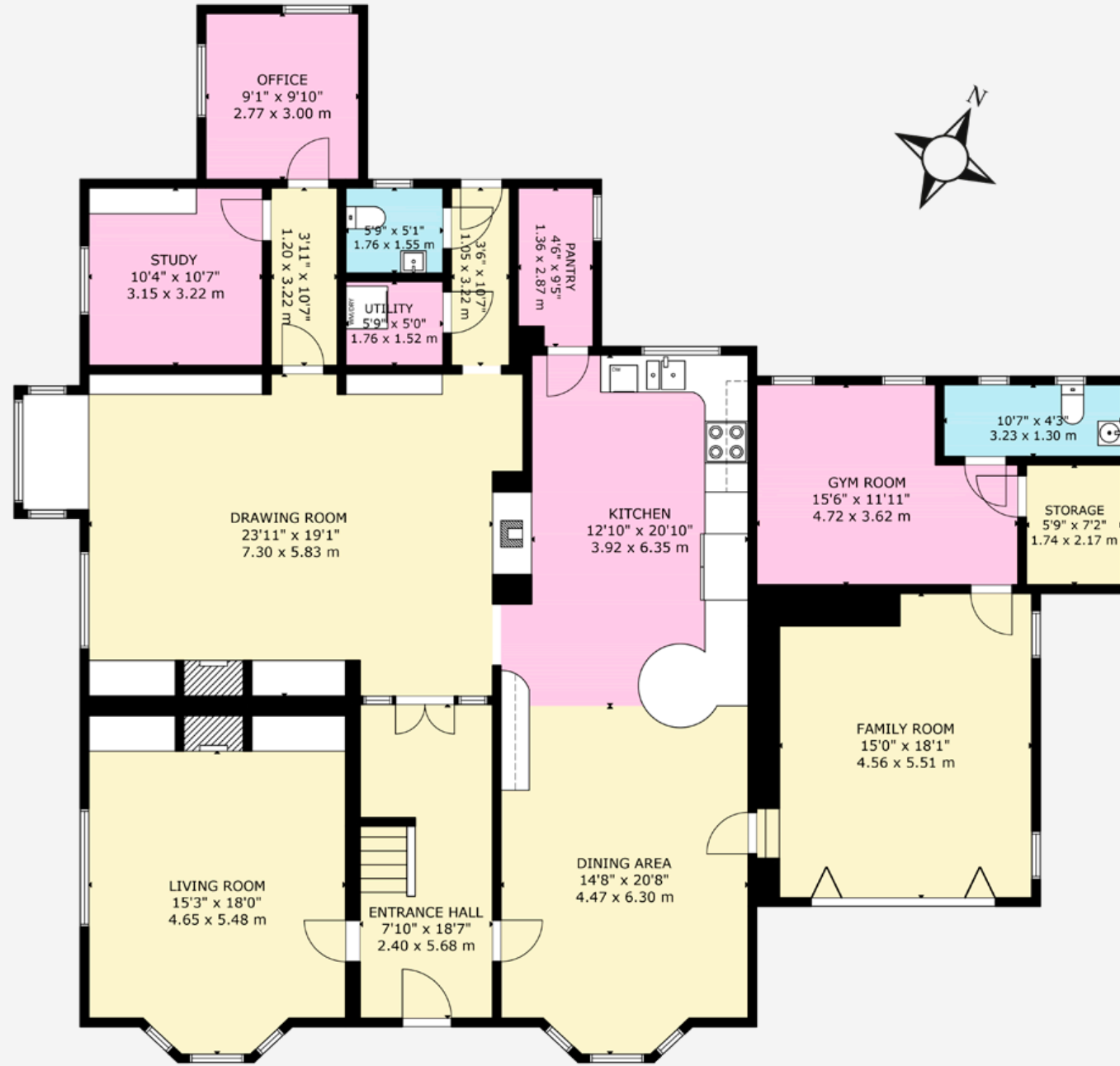
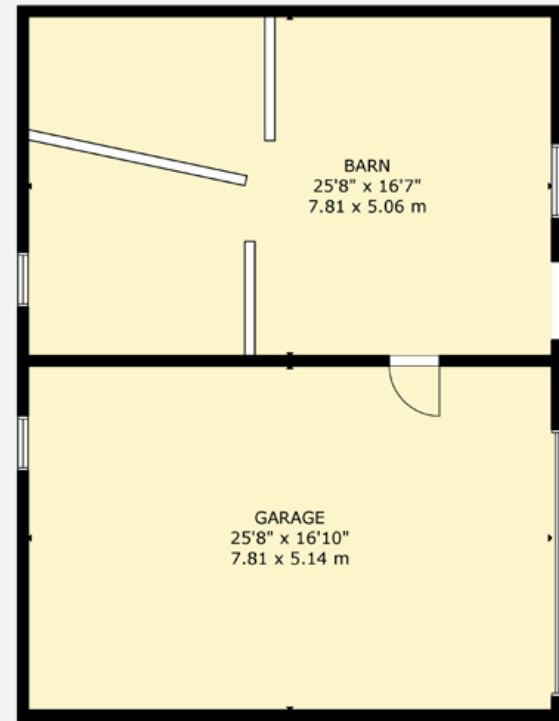
FLOOR PLAN

Approximate Gross Internal Floor Area

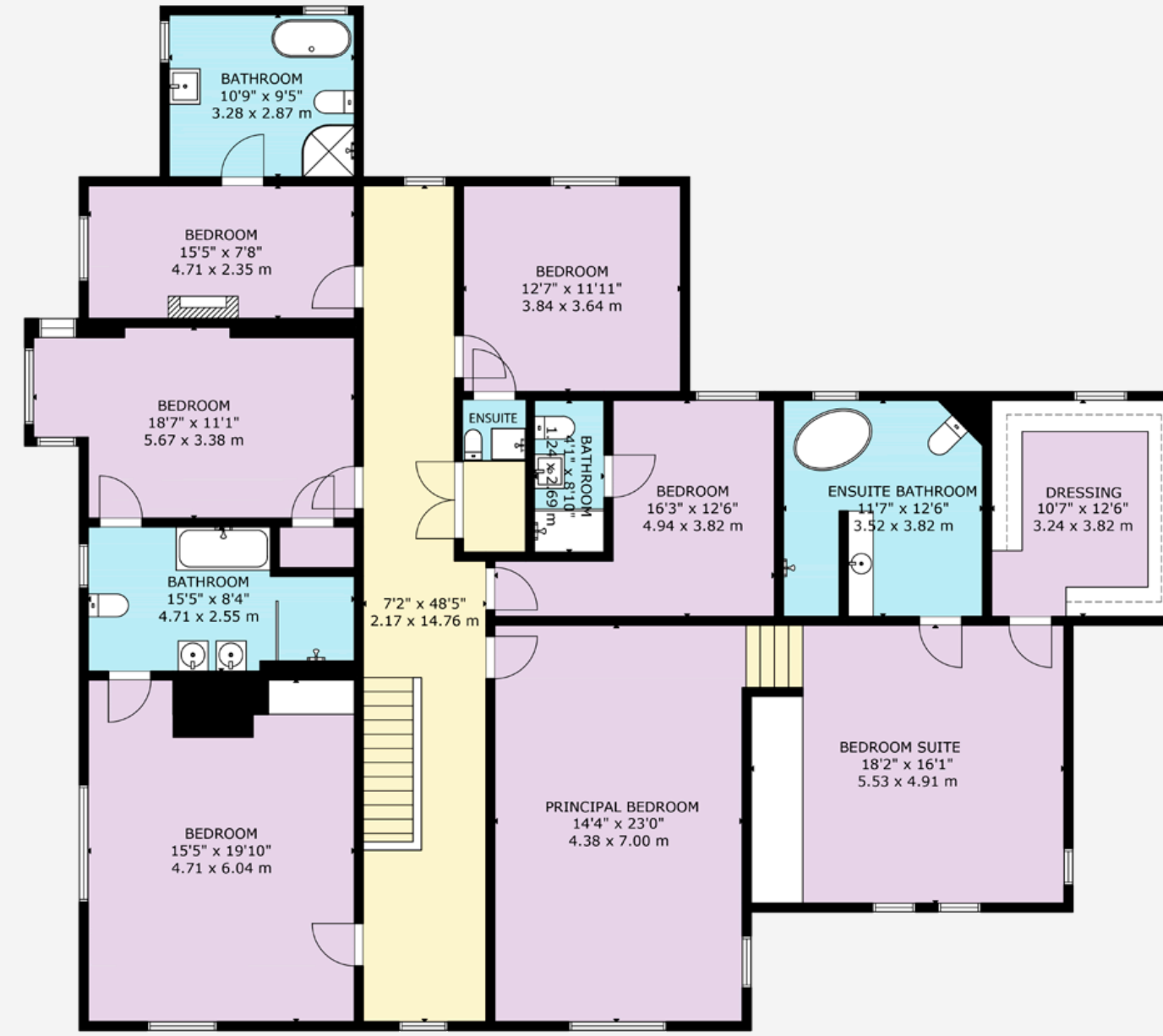
House: 474 sq m / 5,099 sq ft

Excluded areas: Garage: 81 sq m / 870 sq ft

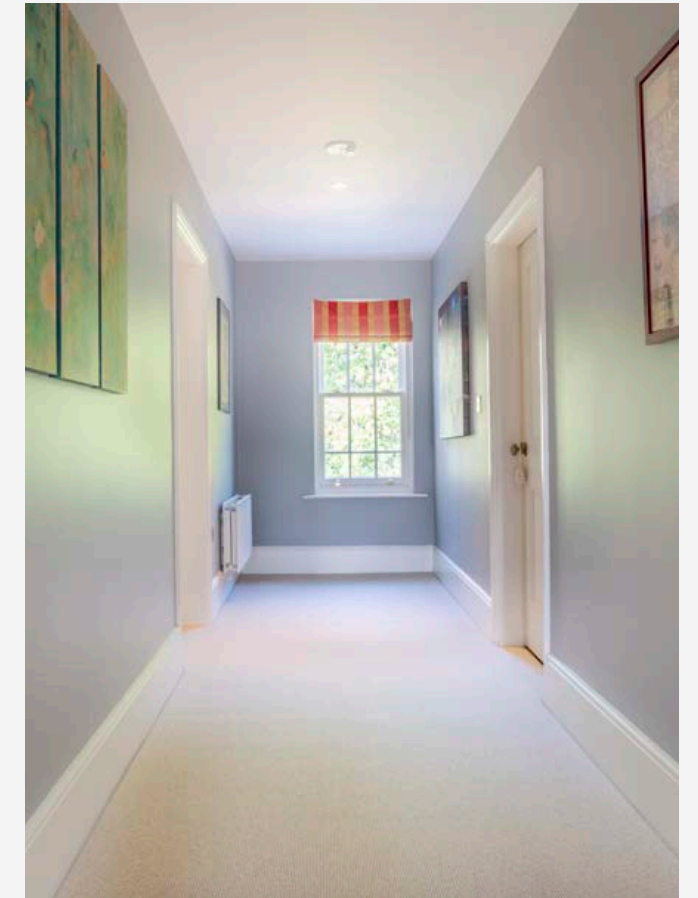
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GROUND FLOOR



FIRST FLOOR



FLOOR PLAN



Outside

Woolpits sits in 9.34 acres of land which includes a mix of lawned gardens, a fantastic willow tree orchard, pond and fields. There is a lovely paved terrace outside the sun room perfect for alfresco dining. The garage holds two car spaces and the barn can be used for extra storage.

There is a listed dovecot which makes a lovely feature in the gardens.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 07:10:24 Drawn By: CW Scale: 1:1750 @ A4 Plan Ref: 19357	Title Woolpits
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Property Information

Services:
Mains water, private drainage, ground source heat system, mains electric.

Tenure:
Freehold.

Local Authority:
Braintree District Council

Council Tax:
Band H

EPC:
Band D

Postcode:
CM7 5EA

what3words:
//bedrooms.users.windows

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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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.

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