



New Farm, Dunmow Road, Great Easton, Essex

For the finer things in property.



New Farm Dunmow Road, Great Easton, Essex, CM6 2DJ

A stunning Grade II listed residence in a semi-rural countryside setting

Great Dunmow 2 miles, London Stansted Airport & railway station 7 miles (London Liverpool Street 47 mins), M11 (Jct 8) 8.5 miles, Bishops Stortford 11.5 miles, Saffron Walden 11.8 miles, Chelmsford 15 miles, Central London 45 miles

Reception hall | Drawing room | Sitting room
Dining room | Library | Study | Kitchen/breakfast room | Utility | 2 Cloakrooms | Principal bedroom with en suite bathroom | 5 Further bedrooms | 3 Family bathrooms | Studio with adjoining bathroom | Double garage | Store rooms | Outbuilding | Balcony | Roof terrace
Garden & grounds | 6.61 acres

The property

Built in 1934 and formerly the home of W F Crittall, of the iconic Crittall Metal Window Company, New Farm is a masterpiece modern-movement house, designed with a striking façade featuring a central, 3-storey, 7-sided glazed stair tower, with symmetrical wings to either side. Inside, vibrant colour and styling of the era prevail. The principal reception rooms include the main drawing room with period fireplace and French doors opening onto the garden terrace. To the rear, a unique octagonal dining room is connected to the kitchen via a serving hatch. The kitchen faces the front of the property and features unworked cabinetry, steel work surfaces and geometric mosaic tiling with ancillary space provided by an adjoining pantry and larder. Behind the kitchen, additional flexible-use rooms include a library/breakfast room and in the east wing, a self-contained annexe with a separate entrance, a office with adjoining bathroom.

On the first floor the central landing gives access to six bedrooms. The generous principal bedroom enjoys dual aspect views, an en suite and enjoys balcony access. There are two further bathrooms on this level with a laundry room and further storage. Three of the four rearward facing rooms have doors opening onto the south-facing balcony with wonderful countryside views. There is a further stairway rising to the second floor which houses the boiler room, and a door to the roof where far-reaching views can be enjoyed. The stairway between the first and second floor offers a delightful reading gallery with views over the frontage. Both the studio and the study have bathrooms and so offer potential for two self contained annexes.

The property is approached via a private lane onto a driveway with planted centrepiece at the frontage of the house. Contemporary ironwork gates feature at the entrance and within the long garden wall which provides a route to the rear garden. Next to the house, an outbuilding originally used as an art studio now incorporates a bedroom and a bathroom. In addition there is a double garage, a store room and a sub ground storage room. The secluded grounds at New Farm remain true to their 1930's design and extend to 6.61 acres. Manicured high level beech hedging, swathes of lawn, naturalistic areas, and mature trees and two ponds with attractive aquatic planting. A paved terrace adjoins the rear of the house offering opportunities for outdoor dining and relaxation whilst enjoying the southerly aspect, with a multi-level step surround creating a design feature and leading down to the lawn. There is also a tennis court currently not in use and an old pump house.

Location

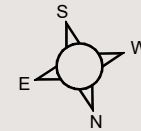
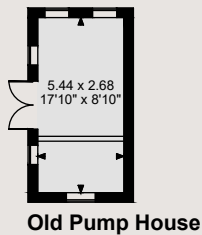
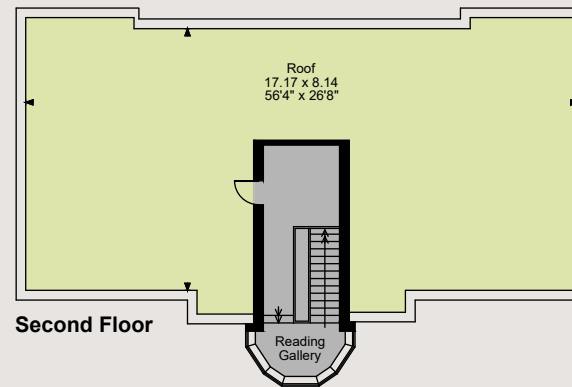
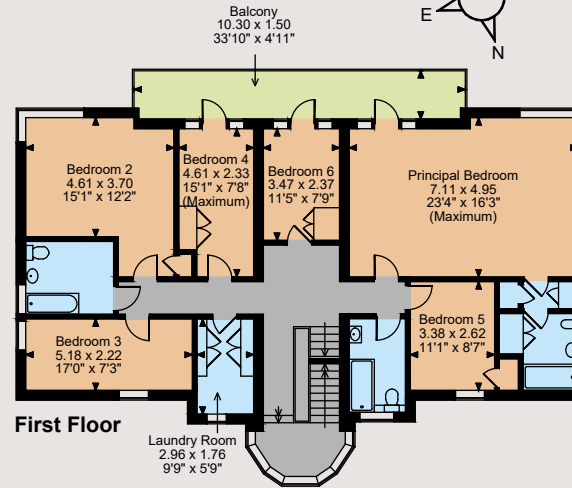
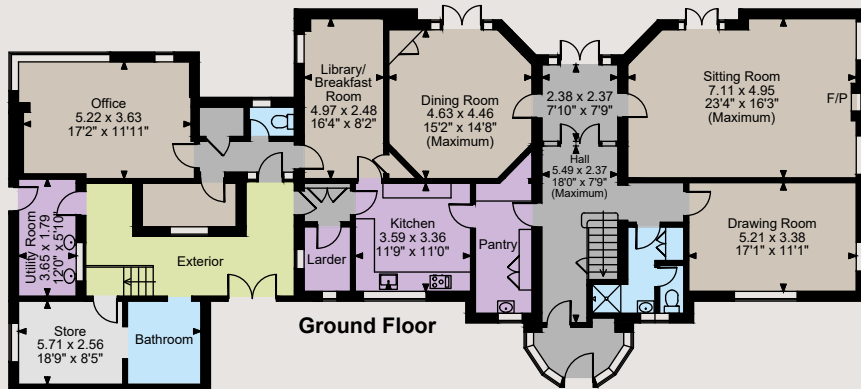
The delightful village of Great Easton is on the northern fringes of the market town of Great Dunmow. Dunmow offers independent shops, supermarkets, eateries and public houses, along with primary and secondary schools and easy access to Stansted Airport. Schooling in the vicinity includes Felsted School, Bishops Stortford College and Helen Romanes School.





Floorplans

Main House internal area 3,668 sq ft (341 sq m)
 Garage internal area 338 sq ft (31 sq m)
 Outbuilding, Studio & Store internal area 810 sq ft (75 sq m)
 Terrace & Balcony external area = 1572 sq ft (146 sq m)
 Total internal area 4,816 sq ft (448 sq m)
 For identification purposes only.



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

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Directions

From the A120, take the exit sign-posted to Great Dunmow/B1256 and at Pines Roundabout, take the exit towards Thaxted onto the B184. At the roundabout, take the 1st exit to join Woodside Way and the 1st exit at the next roundabout remaining on the B184. Follow the road for a further 0.7 mile where the entrance to the driveway leading to the property will be found on the right.

General

Local Authority: Uttlesford District Council
Services: Mains water, gas and electricity. Private drainage
Council Tax: G
EPC Rating: D
Tenure: Freehold
Guide Price: £1,650,000

Agents note: New Farm benefits from ultrafast fibre broadband and solar panels for hot water.

Chelmsford

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