



A VICTORIAN GEM IN AN EXCEPTIONAL POSITION WITH COMMANDING VIEWS

THE OLD RECTORY, BOVINGER, NEAR ONGAR, ESSEX

savills



A VICTORIAN GEM IN AN EXCEPTIONAL POSITION WITH COMMANDING VIEWS OVER THE SURROUNDING COUNTRYSIDE

THE OLD RECTORY, BOVINGER, NEAR ONGAR, ESSEX

Master bedroom suite with dressing room and en suite bathroom ♦ 5/6 further bedrooms (2 en suite) ♦ family bathroom ♦ drawing room ♦ dining room ♦ sitting room ♦ family room ♦ study ♦ kitchen/breakfast room ♦ utility room & pantry 760 sqft cellar ♦ cloakroom ♦ pool & pool house ♦ 3 bay detached garage & studio above ♦ workshop ♦ outbuildings small lake ♦ gardens ♦ terrace ♦ about 3.1 acres

Chipping Ongar: 2 miles, M11 (Junction 7): 5 miles, Epping: 6 miles (Underground service to London), Brentwood: 10 miles (rail service to London Liverpool Street), Chelmsford: 12.3 miles,

Situation

The Old Rectory in Bovinger occupies a superb elevated position enjoying extensive views over unspoilt countryside. The nearby town of Chipping Ongar provides an excellent range of traditional shops, pubs and restaurants as well as Sainsburys and Tesco supermarkets, a doctors surgery and a library, whilst more extensive shopping facilities can be found in Epping, Brentwood, Chelmsford and Harlow. For the commuter there are excellent connections to the M11 (junction 7) which connects with the M25, an underground rail service (Central Line) at Epping and over-ground services from Brentwood, Shenfield and Harlow to London Liverpool Street.

There are an excellent choice of notable schools in the area including Bancroft's at Woodford Green, Brentwood School, King Edward Grammar School, Chelmsford County High School for Girls, New Hall, Felsted and St Nicholas at Old Harlow.

Description

The Old Rectory, which is listed as being of architectural and historical interest Grade II, was built in circa 1839 and is constructed of brick under a slate roof. The house has a pleasing symmetrical principal elevation with a central front door portico, complemented by evenly spaced sash windows, so typical of Victorian architecture. The property is orientated south-west and all of the principal reception rooms and bedrooms enjoy views over the surrounding countryside and are bathed in natural light.





The house is entered through an attractive entrance vestibule which leads into a fine reception hall. A beautiful easy-rise staircase leads to the first floor and stone steps lead down to an extensive range of cellars. From the hall, there is access through to the principal reception rooms; a drawing room at the front which has deep sash windows to the south and east, including a stunning box-bay window and window seat and a large open fireplace, and at the rear, overlooking the grounds, is a dining room and sitting room both with French windows opening directly out onto the rear terrace. A study at the front of the house has a commanding view over the drive and beyond that the kitchen/breakfast room, which was refitted three years ago, has bespoke hand painted shaker style units, granite work surfaces, integrated appliances, a Rangemaster cooker and a large central island. Adjoining the breakfast room is a utility room and pantry.

There are up to seven bedrooms over two floors, all of which have excellent proportions, deep sash windows and high ceilings.

The master bedroom suite, which includes a bedroom, dressing room and large bathroom, spans the depth of the house and overlooks the gardens at the rear and the surrounding countryside to the front. The remaining bedrooms all have enviable views of their surroundings and are served by three further bathrooms (2 en suite) with one of the bedrooms also incorporating a sauna.

Outside

The house is approached through two sets of electric gates leading into either end of a carriage drive. The frontage is retained by a low brick pillared wall and metal railings and the drive provides masses of parking in front of the house and garages. Beyond that are extensive private gardens incorporating formal lawns, a light woodland and a small lake, all adjoining farmland owned by the Blake Hall Estate. Next to the house lies a brick built four car garage with studio above, a pool house with a changing room and a WC. Immediately behind the house

extensive flagstone terraces are ideal for alfresco dining and the larger one of the two incorporates an in-ground heated swimming pool.

Services

Main water and electricity. Oil fired central heating. Private drainage.

Directions (from the Four Wantz roundabout at Ongar)

Proceed on the Epping Road (A414) for 1.3 miles turning right into Stony Lane, also signposted Blake Hall. Continue along this lane for ½ mile where the house will be found just past Blake Hall on the right hand side.

Postcode

CM5 0DQ

Viewing

Strictly by prior appointment with the sole agents Savills.



FLOORPLANS

Gross internal area (approx):

Main House = 6,058 sq ft / 563 sq m

Garage = 1133 sq ft / 106 sq m

Pool Room & Changing Room = 152 sq ft / 14 sq m

Workshop = 138 sq ft / 13 sq m

Boiler Room = 36 sq ft / 3 sq m

Total = 7,517 sq ft / 699 sq m

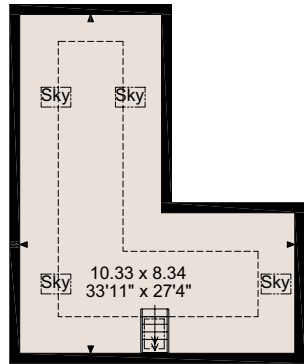


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

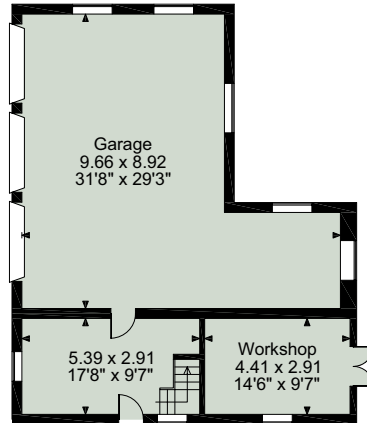
The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

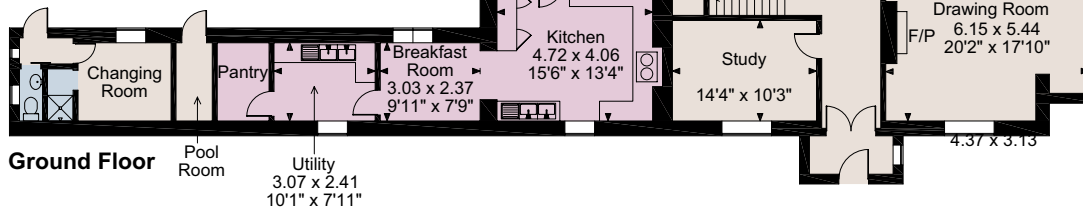
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8183499/CJI



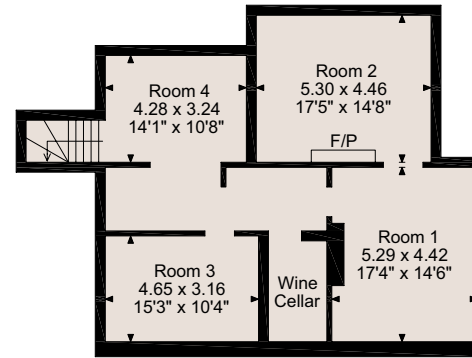
Garage First Floor



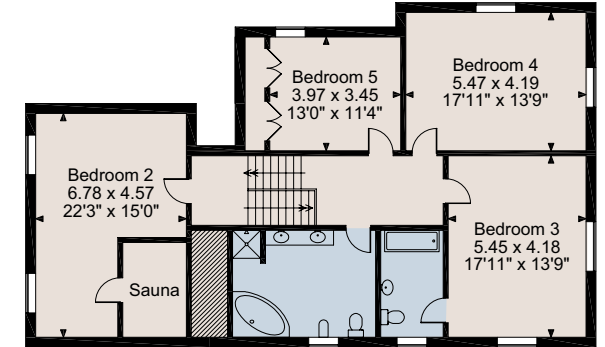
Garage Ground Floor



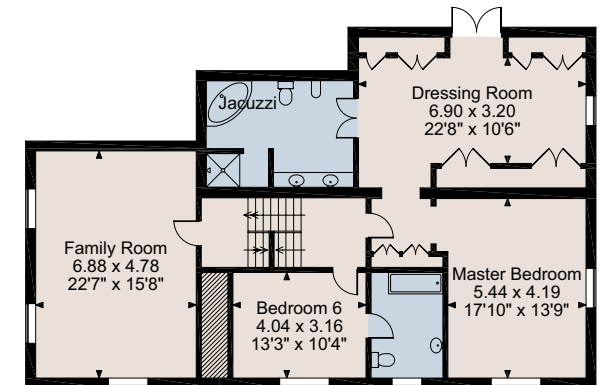
Ground Floor



Cellar



Second Floor



First Floor

Savills Chelmsford
136 New London Road,
Chelmsford, Essex CM2 0RG
chelmsford@savills.com
01245 293233

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Ref: SAW31025032

savills.co.uk

