



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



Old Mead

Henham | Essex | CM22 6JL





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## Old Mead

Henham | Essex | CM22 6JL

A delightful 17<sup>th</sup> century, Grade II listed, detached period property with mature, secluded grounds with traditional outbuildings, located on the outskirts of the popular village of Henham.

Guide Price £1,350,000

### Summary

#### Ground Floor

Reception Hall, Cloakroom, Kitchen, Utility Room, Dining Room, Sitting Room, Drawing Room, Family Room

#### First Floor

Landing, 6 Bedrooms including Principal Suite with Dressing Room and En-suite Bathroom, Ensuite to Bedroom Five, Family Bathroom and additional W.C

#### Second Floor

Loft Area

#### Outside

Mature Gardens and Grounds, Outbuildings and Outdoor Swimming Pool



# Property

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## Property Details

Old Mead is a truly wonderful and substantial, six-bedroom period property occupying a generous plot with delightful gardens in the village of Henham. There is an abundance of character features throughout including original period detailing, exposed beams, floorboards and fireplaces. This beautiful and rarely available family home provides extremely well-appointed living accommodation with superb scope to refurbish and reconfigure to take advantage of the unquestionable potential that the property has to offer. In detail, the accommodation comprises:

## Ground Floor

Reception hall with storage cupboard, stairs rising to the first floor and doors to:

## Drawing Room

An impressive room with two sash windows to the front aspect, large bay window to the side as well as a feature fireplace.

## Kitchen

The kitchen is fitted with a range a base and eye level units with wood work surfaces over, incorporating a sink unit, 2 electric ovens, integrated dishwasher, fridge freezer and oil fired Aga. A central island provides additional preparation space with sink unit. Further, a walk-in pantry and large window to side aspect provide plenty of natural light and a door leading to the utility room.

## Utility Room

A large utility/boot room with space and plumbing for washing machine and tumble dryer. This room also provides access via an internal staircase to a guest suite above, which comprises of a double bedroom and ensuite shower room with WC and hand wash basin. A further door provides garden access.

## Sitting Room

A dual aspect room with a working log burner.

## Dining Room

A wonderful formal dining area with sash window to front aspect, built in storage, alcove shelving and feature fireplace.

## Cloakroom

Suite comprising low level wc and wash hand basin.

## Family Room

A versatile room with exposed beams, window to side aspect, door leading to W.C and hand wash basin and door to gardens.

## First Floor

On the first floor there is a substantial landing, with window to rear aspect, door to W.C and hand wash basin and doors leading to;

## Bedroom 1

Large principal suite with multiple windows to front, side and rear aspect. A dressing area with vanity unit leads through to the great size bedroom with panelled bath and shower attachment over, W.C, hand wash basin and separate seating area.

## Bedroom 2

A good size bedroom with window to front aspect and built-in storage.

## Bedroom 3

A double bedroom with window to front aspect, built in storage and stairs rising to the loft area and ground floor.

## Bedroom 4

A double bedroom with built in storage, hand wash basin and windows to front and side aspect.

## Bedroom 5

A double bedroom with window to side aspect, ensuite bathroom with panelled bath, WC and hand wash basin.

## Bathroom

Large suite comprising panelled bath with shower attachment over, W.C, hand wash basin and built-in storage.

## Outside

The property boasts a superb, carriage driveway with in and out entrances sweeping past the original garage/ stable block. The grounds wrap around the house with a variety of different areas sub-divided by mature edging, including laurel and yew amongst others, and a delightful part walled garden. Incorporated within the grounds are various lawns, a sunken

garden and an ornamental pond, all interspersed with numerous mature specimen trees including weeping willow, beech and yew. Within the gardens is an outdoor swimming pool. The abundance of mature trees and traditional screening provide an excellent feeling of privacy and seclusion for such a convenient location.

## Features

- An impressive 6-bedroom Grade II Listed residence set on the edge of the village of Henham with good commuter links into London
- Extremely well-appointed living accommodation with an abundance of character and original features, extending to approximately 6762 sq ft
- A generous, mature garden which features a large pond, swimming pool and original garage/stable block

## Location

The property stands just on the edge of Henham, which provides a village shop, public house, parish church, award winning boutique gym, village hall, tennis club and highly regarded JMI School. The village of Elsenham offers further shopping facilities and a main line railway station with commuter services to London's Liverpool Street. The towns of Saffron Walden and Bishop's Stortford offer multiple shopping and sporting facilities, schooling for all ages, including Bishop's Stortford College, with access to the M11 motorway at Junction 8.

## Council Tax

Band H

## Services

Mains water, electricity and drainage. Oil fired central heating.

## Tenure and Possession

The property is for sale freehold.

## EPC rating

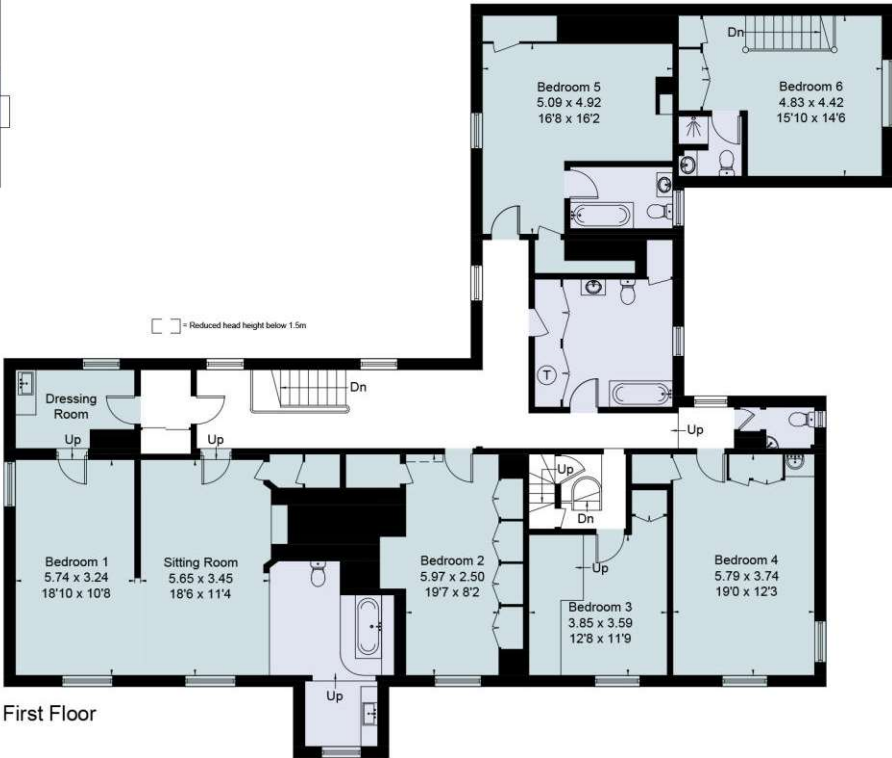
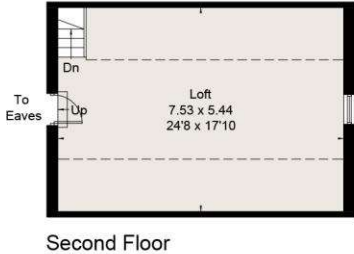
Not applicable on a Grade II Listed property.



# Floor Plan

Approximate Area = 561.4 sq m / 6043 sq ft  
 Outbuilding / WC = 66.8 sq m / 719 sq ft  
 Total = 628.2 sq m / 6762 sq ft (Including Loft)  
 Including Limited Use Area (23.3 sq m / 251 sq ft)  
 For identification only. Not to scale.

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# Site & Location Plans





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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.