

The Moat House, Mill Lane, Clavering, Nr Saffron Walden,
Essex



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The Moat House, Mill Lane, Clavering

A magnificent country house surrounded by open farmland with private gardens and grounds of approximately 5 acres



The Moat House is a substantial country house set within its own private gardens and grounds, situated in an idyllic countryside location amongst rural farmland.

The original property dates back to the 1830s and is of brick construction under a tiled roof with rendered elevations. Over the last 20 years the property has been significantly extended and improved into a magnificent family house providing extremely spacious accommodation arranged over two floors.

Over the last five years, the property has been thoroughly upgraded and altered to incorporate an impressive reception hallway with a sweeping staircase to the part-galleried landing. The drawing room is a particular feature, together with the spacious dining room and large kitchen/breakfast room with an Aga. The ground floor is complemented by a family/sitting room, two cloakrooms, utility and boot rooms. The first floor has a superb master bedroom with en suite, four further bedrooms (one with en suite), family bath and shower rooms and a study/music

room. The accommodation could easily provide a separate annexe.

Outside

The property is approached over a long gravel driveway with parking for many vehicles, garaging, tennis court, formal gardens, vegetable garden and a lake. In all, the grounds extend to approximately 5 acres.

Clavering is a north west Essex village with local facilities including primary school, a church, two public houses/restaurants (including the well known Cricketers) and a local supermarket. The village is situated almost equidistant between the market towns of Bishop's Stortford and Saffron Walden which provide an excellent range of shopping facilities and is within easy reach of main line railway stations at Newport, Audley End and Bishop's Stortford, each providing a commuter service to London's Liverpool Street. The M11 motorway J8 is at Bishop's Stortford for London and the M25.



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- Imposing reception hallway
- Drawing room
- Family/sitting room
- Dining room
- Inner hallway
- Kitchen/breakfast room
- 2 cloakrooms
- Boiler/boot room
- Utility room
- Cellar
- Part galleried landing
- Master bedroom with dressing room and en suite bathroom
- 4 further bedrooms (one with en suite)
- Family bathroom
- Study/music room
- Shower room
- Double garage
- Tennis Court
- Formal gardens and grounds
- Lake

Accommodation in brief:

Imposing reception hall with stone floor and staircase to the first floor.

Drawing room with oak flooring and spectacular fireplace.

Dining room with oak flooring.

Cloakroom with a white suite and access to cellar.

Kitchen/breakfast room with stone floor, an extensive range of base and wall cabinets with granite work surfaces, large Aga set within chimney recess and fitted appliances.

Rear inner hall with stone floor, and 2nd staircase to first floor.

Utility room with stone floor, plumbing for washing machine and large storage cupboards.

Cloakroom with a white suite.

Boiler/boot room housing Thermicon oil fired boiler, half glazed door to outside, stone floor.

Family/sitting room with corner brick chimney with fitted wood burning stove.

Cellar for wine storage.

On the first floor:-

Principal landing area

Inner landing with box/linen room with shelving for storage and hot water tank and access to loft space

Master bedroom affording fine views over the gardens and grounds with dressing room with fitted wardrobes and shoe racks.

En suite bathroom with stone floor, Lefroy Brooks white suite, large walk-in shower, underfloor heating.

3 further bedrooms

Guest suite/ bedroom 5 with Juliet balcony, dressing room and en suite bathrom.

Family bath & shower rooms with underfloor heating.

Study/music room with clocktower above.

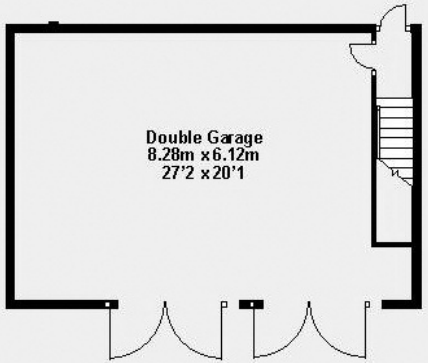
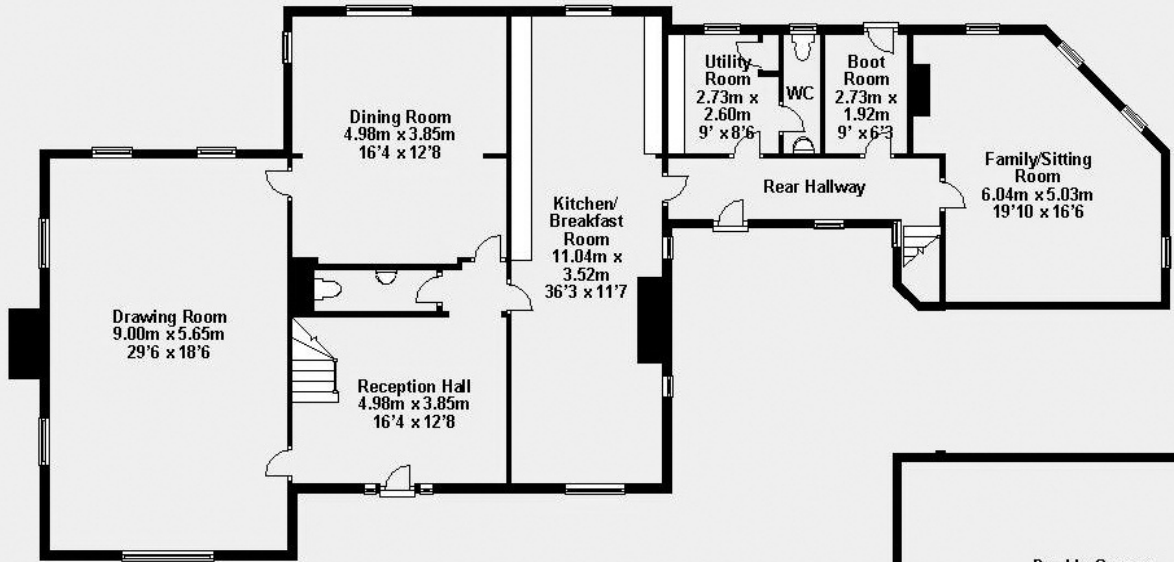
Outside, a gravel driveway provides extensive parking and leads to the double garage fitted with a sink unit, second boiler system serving the garage area and bedroom over.

The gardens and grounds are well screened with established hedgerows, post-and-rail fencing, a large wooded area, enclosed paddock, lake, netted tennis court and enclosed vegetable/herb garden.

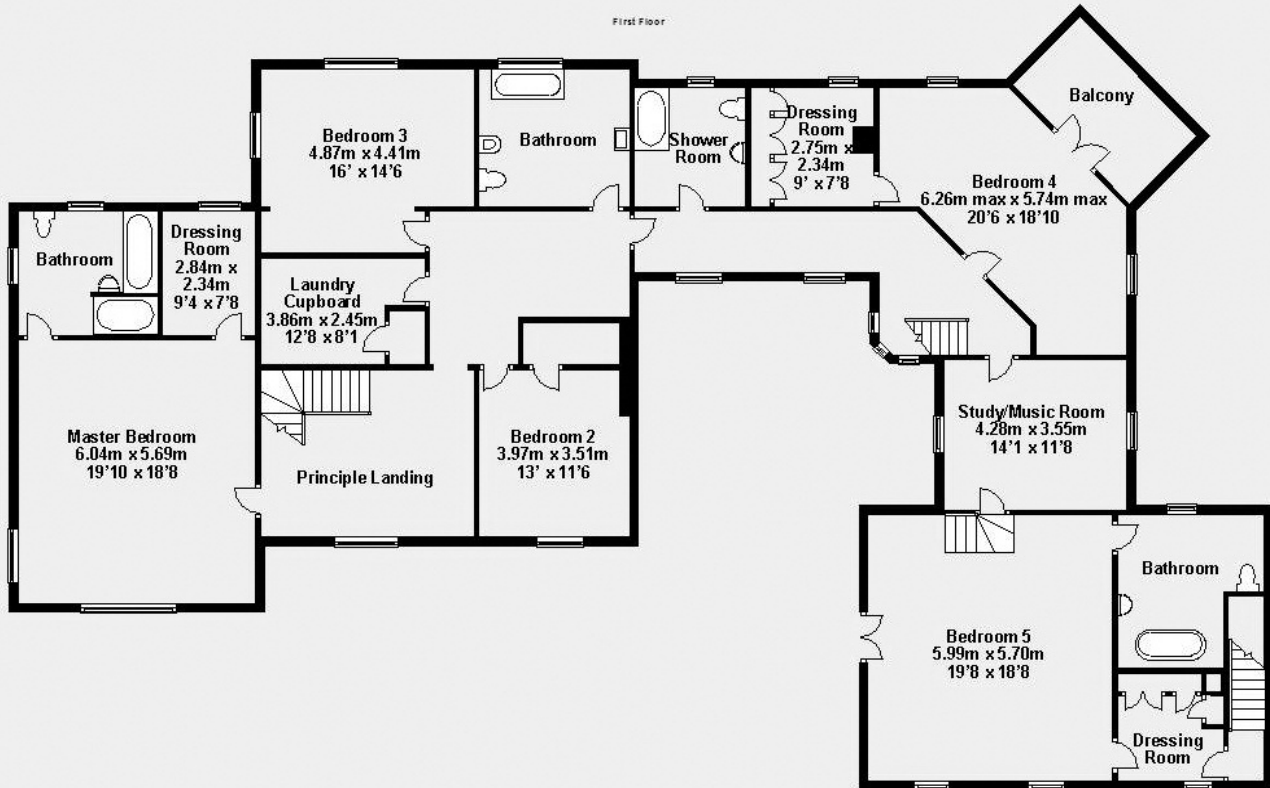




(Unknown Floor)



First Floor



Approx. gross internal floor
area 483 sqm (5200 sqft)

Excluding Garage and Cellar



Directions

Proceed into the village to The Cricketers Public House and continue on the Arkesden Road taking the first turning left – signposted to Stickling Green. Continue along this lane for approximately one mile and at Clavering Place Farm (where the road turns sharp left), turn right following signs to Clavering Lakes. Continue along this private road, go through the stable yard and the entrance to The Moat House is immediately in front of you.

Services

Mains water and electricity are connected. Drainage to private sewerage system. Oil fired heating. Outside water taps, electricity and lighting. Propane gas. The property benefits from cavity wall insulation, double glazing throughout and extensive insulation to wall and floors.

Council Tax: Band H
Local Authority: Uttlesford
County: Essex
Postcode: CB11 4RL
Tenure: Freehold

Location

The village of Clavering lies south-west to Saffron Walden and north to Bishop's Stortford.

Approximate mileages

Saffron Walden 8 miles
 Bishop's Stortford 10 miles
 Stansted Airport 10 miles
 Cambridge 17 miles
 Audley End Station 6 miles
 Newport Station 5 miles

Agents Note

The footpaths running over part of the property are being diverted by Order of Essex County Council.

Energy Performance Certificate

The Moat House, Mill Lane, Clavering, SAFFRON WALDEN, CB11 4RL
 Dwelling type: Detached house
 Type of assessment: PAS2012 existing dwelling
 Date of assessment: 28 August 2013
 Reference number: 8037-7128-1300-8333-1926
 Type of assessment: PAS2012 existing dwelling
 Total floor area: 487 m²

Use this document to:
 Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: £9,435
 Over 3 years you could save: £ 967

Estimated energy costs of like homes			
	Current costs	Potential costs	Potential future savings
Lighting	£ 798 over 3 years	£ 402 over 3 years	
Heating	£ 7,071 over 3 years	£ 7,550 over 3 years	
Hot Water	£ 678 over 3 years	£ 627 over 3 years	
Totals	£ 9,435	£ 8,568	You could save £ 967 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Low energy lighting for all fixed outlets	£190	£262	
Replace boiler with new condensing boiler	£2,300 - £3,000	£585	
Solar photovoltaic panels, 2.5 kWp	£6,000 - £14,000	£735	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/homeenergy or call 0800 432 3234 (operator not on duty). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Ref: SW3668/DJE

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For further information of this property
please call 01799 520520



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