

THRESHERS HOUSE

THRESHERS BUSH • ESSEX



 Knight
Frank



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***An imposing modern mansion 29 miles
from Central London***

Reception hall • Drawing room • Dining
room • Library • Sitting room • Kitchen/breakfast room
Extensive domestic offices

9 bedrooms, 5 of which are principal and 4 secondary (1 en
suite) • Family bathroom

Two 3 bedroom cottages • 2 bedroom bungalow • 2 stable
yards • Barn, manege and paddocks

Formal gardens • Swimming pool • Tennis court and
extensive garaging (planning permission for indoor
swimming pool complex and Orangery)

In all about 11.31 acres

Due for completion end of 2016/early 2017

Harlow • 5 miles (London Liverpool St in 34 minutes)

Epping • 7 miles (Central Line)

Bishop's Stortford • 15 miles

Central London • 29 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as
statements of fact. Your attention is drawn to the Important Notice on the last
page of the text.





LOCATION

Threshers Bush is a small West Essex hamlet which is extremely well located for both the countryside and the city, being approximately 3 miles from junction 7 of the M11.

Nearby Harlow offers a good range of shopping, educational and recreational facilities, including a golf course and an extensive sports centre, as well as a fast train into London Liverpool Street (approximately 34 minutes).

The market towns of Ongar, Bishop's Stortford and Epping offer further amenities, including a Central Line Underground station at Epping.



The Property

It is very rare that such an impressive country house within close proximity of London (approximately 29 miles) comes to the open market. The present owner, an award winning builder, has recently refurbished and extended the house dramatically, creating one of the finest houses in the area. The principal reception rooms benefit from exceptionally high ceilings and beautifully proportioned rooms, providing the ideal opportunity to entertain on a grand scale.

The five principal bedrooms are spacious and well-arranged, with plenty of space for en suite bathrooms. The secondary bedrooms are accessed via the back stairs and include four further bedrooms (one en suite) and a family bathroom.

Cottages and outbuildings

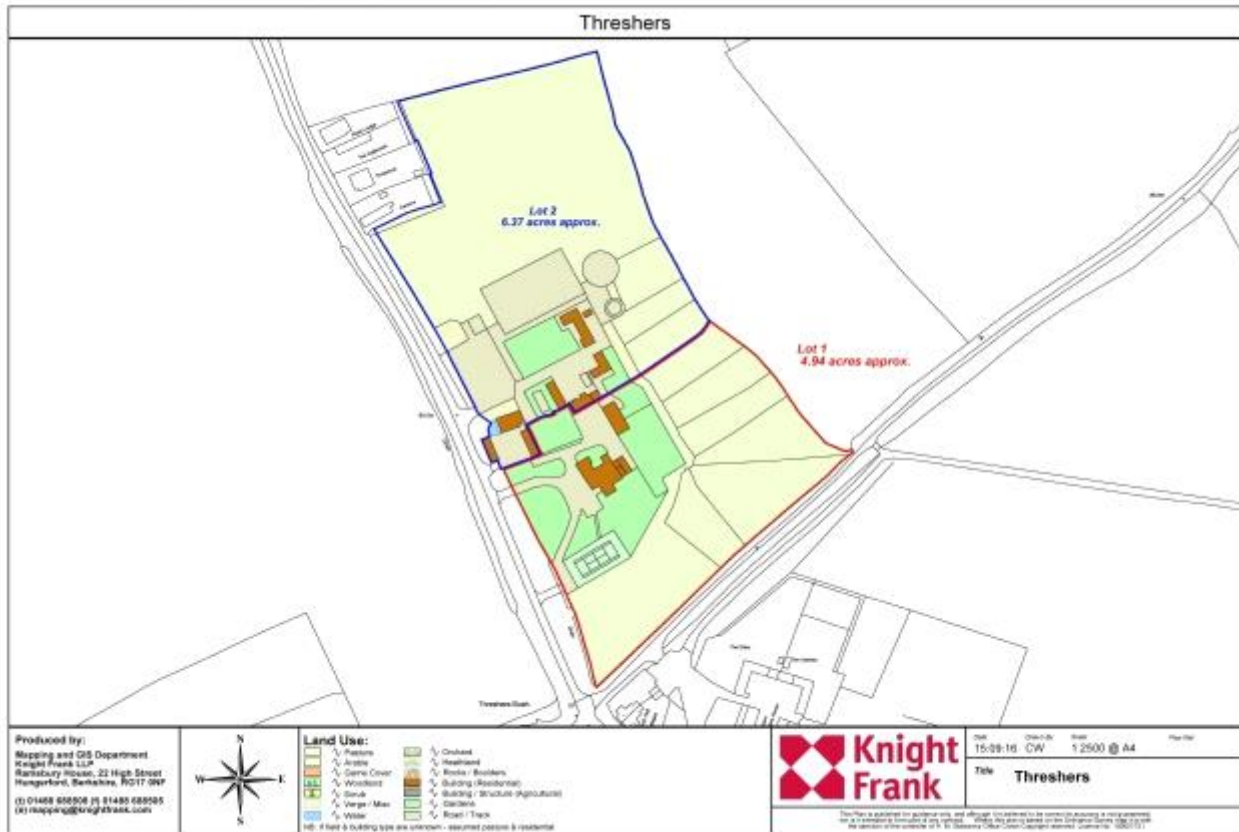
All the cottages are well presented and are positioned to the north/west of the main house. They can all be accessed via the secondary drive. There is a three bedroom cottage, three bedroom bungalow and a two bedroom bungalow.

There is a stable yard to the west of the main house, with 8 stables, an extensive Essex barn and separate access. There is a further stable yard a short distance away with 6 stables and a manege adjacent. There is also a horse walker and paddocks beyond.

Gardens and grounds

The formal gardens surround the main house and include a swimming pool, tennis court and extensive parking area to the front of the house. There is also a large garage which houses up to five cars. Beyond the gardens are several paddocks, providing privacy and security.





Directions (CM17 ONP)

From junction 7 of the M11 take the first exit signed to Hastingwood. After about 1/2 a mile turn left onto Mill Street signed to Foster Street. After about 1/2 a mile turn right to Sheering and after about another 1/2 mile turn right into Green Lane. Continue for 1/2 a mile and turn left to Sawbridgeworth. Threshers will be found on the right after 100 yards.

Services

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

Viewings

Strictly by appointment only with the selling agents.

Local Authority

Epping Forest District Council. Telephone: 01992 564000.
Council tax band: G.



Threshers Bush, Harlow
APPROXIMATE GROSS INTERNAL FLOOR AREA

- Main House = 688sq.m (7,409sq.ft)
- Cottage = 185sq.m (1,998sq.ft)
- Bungalow 1 = 82sq.m (886sq.ft)
- Bungalow 2 = 71sq.m (768sq.ft)
- Barn Building = 119sq.m (1,277sq.ft)
- Garage = 129sq.m (1,386sq.ft)
- Stables = 285sq.m (3,064sq.ft)
- Total = 1,559sq.m (16,788sq.ft)

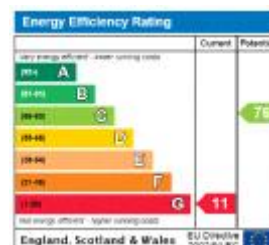


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All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges



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