



PESTELL & Co

ESTABLISHED 1991



WOLSEYS CHASE, DUTON HILL

GUIDE PRICE: £1,895,000

Wolseys is a unique, stunning period farmhouse dating back to the 16th Century. Sitting in its own grounds of approximately 25 acres, made up of 5 acres of formal gardens and recreation space and 20 acres of grazing/arable land.

The property has been extended and refurbished to an exceptional standard by the present owners to provide breath taking accommodation in a stunning, rural location with elevated views.

There is also a fully refurbished detached annexe cottage providing ideal staff or extra independent family accommodation.

THE PROPERTY

A traditionally constructed timber framed property with rendered and pargeted elevations under a neat peg tiled roof, renovated in the Edwardian era when a two storey red brick extension was added to the back as servant's quarters, which still retains the original servant bells. Perhaps the most exceptional feature is its location; at the end of a private half mile long tree lined driveway, set at the top of the valley with commanding views and steep slopes. On approaching the house there is an extensive courtyard, a variety of outbuildings and storage. The gardens are part formal with herbaceous borders, a York stone terrace for dining, neatly clipped hedging with a parkland setting beyond, along with lawns and meadows interspersed with specimen, coniferous and deciduous trees including many rhododendrons and azaleas.







FEATURE CANOPY STORM PORCH

With double opening doors to:

ENTRANCE LOBBY

Tiled hearth and feature front door to:

GRAND ENTRANCE HALL

A beautiful room with a wealth of exposed timbers to walls and ceiling with feature oak panelling, oak wooden flooring, open fireplace with fitted log burning stove with open hearth and timber surround.

SITTING ROOM

Again a beautiful room with windows on two aspects with fabulous views over formal lawns. Heavily timbered ceiling, open fireplace with tiled hearth, radiators and fitted carpet.

FURTHER SITTING ROOM

Windows on two aspects, boarded flooring, brick fireplace and brick hearth, exposed timbers to ceiling. Views over rear courtyard.

INNER HALL

Stairs to first floor landing and library. Windows to rear, radiator, parquet flooring, fully fitted bespoke bookshelves to three walls with storage cupboard.

STUDY

Again a bright room with fitted Karndean flooring, radiator, double opening French doors with casement windows to glorious views over gardens and farmland beyond. Large built-in storage cupboard.

LOWER HALL

With under stairs storage cupboard plus Cloakroom/W.C. comprising flush W.C., wash hand basin, panelled walls and Karndean flooring. Access to cellar.

UTILITY ROOM

Door and window to rear courtyard. Fully fitted with bespoke range of units comprising oak worktops, inset butler sink, plumbing for washing machine. Plus further necessary plumbing. Karndean flooring.

LARGE DRY CELLAR

Racked out for storage. Light and power are laid on.

MAGNIFICENT KITCHEN/FAMILY ROOM

The main feature room of this property with windows and doors on three aspects with spectacular views over the formal garden and farmland beyond. Spectacular elevated views over gardens and farmland beyond. Easy access to terraces on three sides.

KITCHEN

Again bespoke handmade kitchen with excellent range of drawer sink with mixer tap, 5-oven Aga, built-in fridge and freezer. 5-ring gas hob with concealed extractor and dishwasher. Feature island entertainment unit with breakfast bar on two sides. Karndean flooring, vaulted ceilings, feature sky-light over Lounge area flooding this room with light and views. Feature fireplace with gas living flame coal effect fire. T.V. points.

FIRST FLOOR LANDING

Again a major feature of the property with beautiful feature oak staircase with oak flooring, wealth of exposed timbers and Velux roof lighting. Storage cupboard.

MAIN BEDROOM

A spectacular bright room with semi-vaulted ceilings, windows on two aspects with fantastic views over formal gardens and farmland beyond. Radiator, feature fireplace and fitted carpet. Door through to:

HUGE EN SUITE BATHROOM

Comprising feature free standing bath with mixer tap and pop-up waste. Flush W.C., bidet, large full screen shower cubicle, 'his and hers' vanity wash hand basins with cupboards under. Karndean flooring, steps down to:

LARGE EN-SUITE DRESSING ROOM

Again fully shelved and fitted with Karndean flooring and window overlooking formal lawns.

BEDROOM 2

Fabulous room with windows on two aspects with radiator under and door to:

EN SUITE SHOWER/ BATHROOM

Comprising panel bath, mixer tap, and shower attachment. Corner shower cubicle, flush. W.C, wash hand basin, panelled walls, Karndean flooring and towel rail.

BEDROOM 3

Again a bright room with windows on two aspects with radiator under. Feature fire-place, built-in wardrobe cupboard and fitted carpet.

BEDROOM 4

Window with radiator under with view over rear courtyard, feature fireplace, fitted carpet, and built-in wardrobes.

FAMILY BATHROOM

Fully tiled double shower cubicle, vanity wash hand basin with cupboard beneath, concealed flush W.C., heated towel rail, vinyl flooring, window to rear courtyard.

BEDROOM 5

Window to front with radiator under, built-in wardrobe cupboard and fitted carpet.

SECOND DRESSING ROOM

Built-in wardrobe cupboards, window to front with radiator under and fitted flooring.

AGENT'S NOTE: This room could easily be converted to a further en-suite if required. Further information available upon request.

OUTSIDE

DETACHED DOUBLE GARAGE

Double opening doors, storage, light and power and water connected. Above the Garage:

LARGE ATTIC STORE ROOM

Wrought iron staircase to end elevation. Ideal for conversion to further accommodation as required.

MAIN DRIVE TO THE PROPERTY

Is approached by a privately owned drive of approximately half a mile – leading to a picturesque spinney with private electric gate which leads to a tree lined avenue to the main house. Main courtyard area is block paved surrounded by hedging and mature trees, with a central fountain.

MAIN GARDENS

Beautiful historic landscaping with a wealth of mature established features offering fantastic views over rolling countryside beyond. Immediately to the rear of the property is a:

YORK STONE TERRACE

On a sunny aspect with feature walls and railings offering sumptuous country life together with enviable outside entertaining areas. There are also further lawn areas with mature trees and shrub land together with a natural pond, outside greenhouse, various 'secret' gardens, orchard and paddock land which extends to approximately 5 acres. There is also an addition 20 acres of arable land which is currently farmed for convenience, but available for use as private paddocks or any recreational use as required.

TO THE REAR OF THE PROPERTY

There is separate vehicular access with double opening electric gates to a rear shingled courtyard with pedestrian access to the annexe cottage.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

THE LOCATION

The property is within easy access of Great Dunmow and Bishop's Stortford which provides excellent shopping, schools, railway and recreational facilities. It provides easy access to private schools including Felsted and Bishop's Stortford College and also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

Energy Performance Certificate



Wolseys (Duton Hill) Ltd, Wolseys Farm, Wolseys Chase, Duton Hill, DUNMOW, CM6 2DU

Dwelling type: Detached house

Reference number: 8605-2025-1729-0006-3463

Date of assessment: 02 April 2016

Type of assessment: RdSAP, existing dwelling

Date of certificate: 16 April 2016

Total floor area: 464 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 13,104

Over 3 years you could save

£ 906

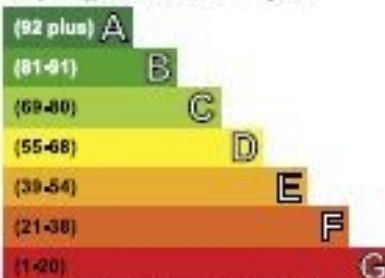
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 768 over 3 years	£ 432 over 3 years	
Heating	£ 12,039 over 3 years	£ 11,604 over 3 years	
Hot Water	£ 297 over 3 years	£ 162 over 3 years	
Totals	£ 13,104	£ 12,198	

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

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
56	67

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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£170	£ 273	
2 Solar water heating	£4,000 - £6,000	£ 630	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 843	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

ANNEXE COTTAGE

A fully refurbished detached building providing ideal staff or extra independent family accommodation.

FULLY FITTED KITCHEN/DINING AREA

Comprising granite work surfaces, tiled splashback, plumbing for washing machine, dishwasher, double oven, hob and extractor fan. Door to side. Oak flooring.

LOWER LEVEL LIVING ROOM

Bi-folding doors to rear terrace with fine views, open fireplace with log burning stove. Oak flooring.

BEDROOM

Windows to front courtyard, built-in wardrobe/ cupboards. Oak flooring.

EN SUITE TOILET

Comprising flush W.C., and wash hand basin. Oak flooring.

BEDROOM 2

Windows to front, fully racked for storage. Oak flooring.

FAMILY BATHROOM

Fully tiled shower cubicle, flush W.C., wash hand basin, panelled bath with mixer tap and shower attachment, fully tiled walls and floor.





PLANNING PERMISSION

Full planning permission granted for the erection of domestic stables and associated landscaping - UTT/19/1890/FUL





GENERAL REMARKS & STIPULATIONS

D3129

FULL ADDRESS

Wolseys, Wolseys Chase, Duton Hill, Dunmow, Essex CM6 2DU

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

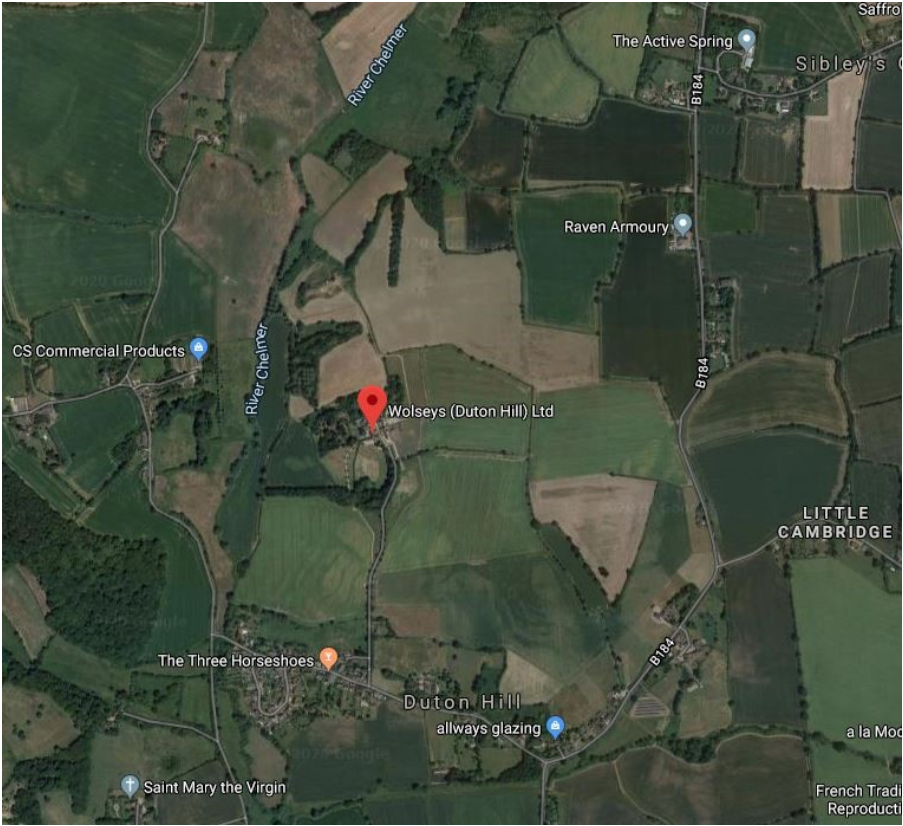
COUNCIL TAX BAND

Band G

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY **SOLD**?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?