

# New Farm

Dunmow Road  
Great Easton

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A substantial and historically important, truly unique family home built as his country residence by W F Crittall, of the Crittall Metal Windows Company in 1934.

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Architecturally important Grade II listed home  
♦ Mature gardens of around 5 acres ♦ Connected to mains gas with New Viessman boiler and solar panels ♦ Modern fully insulated roof with guarantee  
♦ Fabulous octagonal dining room ♦ Balcony with amazing views ♦ Two self-contained studio annexe  
♦ Fabulous semi-rural setting





Built in 1934 by WF Crittall, New Farm has been sensitively preserved with careful and sympathetic renovations and modernisation works.

An impressive glazed atrium hallway encloses the staircase which serves all levels. The principal reception rooms include the main drawing room with doors opening onto the garden terrace, a feature period fireplace and original 1930's wallpaper. A cosy tv room/ snug overlooks the front gardens. At the rear there is a unique octagonal dining room which is connected to the kitchen via a serving hatch. The original kitchen which is at the front of the house in the east wing is flanked by a butler's pantry and a larder. Behind the kitchen is a study leading to a self-contained annexe with separate entrance, toilet and bathroom and a large south facing room currently used as an office.

On the first floor, the central landing gives access to six bedrooms. The master bedroom enjoys dual aspect views and an en suite. There are two further bathrooms on this floor with a laundry room and further storage. Three of the four rearward facing rooms share a balcony with lovely countryside views.

The second floor houses the boiler room (recently updated) with a door opening onto the roof from which there are panoramic views.

Next to the house, a building originally used as an art studio now incorporates a bedroom and a bathroom with full height glazed windows. In addition there is a double garage, various storage rooms and other outbuildings within the gardens themselves.

The house is surrounded by mature gardens extending to around 5 acres. The secluded gardens have remained true to the original 1930's design with many mature trees and shrubs and magnificent beech hedges. The gardens include a paddock, two orchards, two ponds, a vegetable garden, a laundry garden and a badminton garden. There is also a tennis court which is not currently in use. The house itself is approached by a sweeping gravelled driveway with turning space in front of the garages and front door.

#### Local Info

The property is situated between the village of Great Easton and the larger town of Great Dunmow. The delightful village of Great Easton benefits from a parish church, public house, village hall, primary school and village playground. The market town of Great Dunmow provides excellent shopping facilities, schooling for all ages and access, via the A120 bypass, to the M11 (J8A) which is on the outskirts of Bishop's Stortford. Main line railway stations, providing commuter services to London's Liverpool Street and to Cambridge are available at Bishop's Stortford and Stansted.





### Additional Information

W.F. Crittall, was the design and technical director of the acclaimed Crittall metal window company. He designed New Farm as his own family home in collaboration with the London firm Messrs Joseph (Shell Mex House) and the engineer and architect Sir Owen Williams (Wembley Stadium, M1 motorway, Daily Mirror Building) to create the unique house you see today.

### Viewing

Strictly by appointment with Savills.







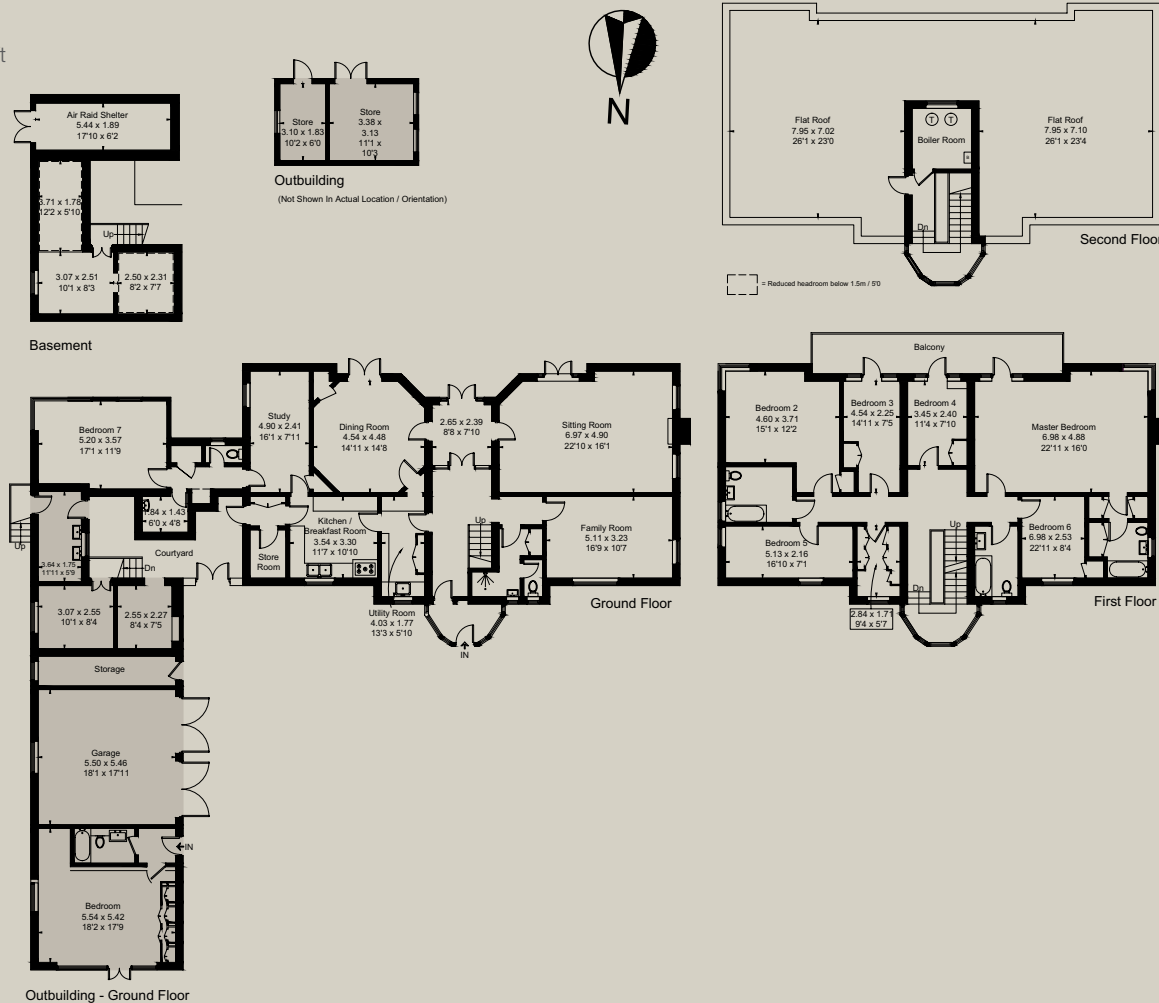
## FLOORPLANS

Gross Internal Area (approx)

House 337.1 sq m / 3628 sq ft

Basement = 30.9 sq m / 333 sq ft

Outbuildings = 109.2 sq m / 1175 sq ft



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