



# Fabulous period home with extensive land and outbuildings

**Gilston Lane, Gilston, Essex, CM20**

Freehold

savills



**True period grandeur with lots of original character Coach House, stable block and storage barn • Set in mature grounds of 7.37 acres • Expansive living accommodation arranged over three levels • Enjoying a quiet semi-rural position yet within a short distance of local facilities and transport links • Arranged over three levels with some stunning features**

#### Local Information

The area is criss crossed with a network of footpaths and bridlepaths providing an excellent base for outdoor pursuits including walking, riding and cycling.

Gilston Park is located within just a few minutes' drive of the hubs of Sawbridgeworth and Harlow with their selections of shops, schools, and travel and transport facilities including access to London via Harlow Town station giving a convenient commute of around 30 minutes to London's Liverpool Street.

#### About this property

Steeped in history this Arts and Crafts style home is Grade II listed and was constructed in around 1889. Finished in red brick with a steep red tiled pyramid roof with various ornamental gables and set over three levels, the house is quoted by English Heritage as "A splendid Arts and Crafts Rectory, little-altered". Sold in c1978 when benefices merged the house has been in the same family ownership for over 20 years.

The entrance porch way leads into a large open hall with an offset staircase leading to the upper floors. The principal reception rooms include a formal lounge, dining room, conservatory, library, office and

parishioners room which would make a lovely snug. Adjacent to this is a guest cloakroom. This side of the house has its own entrance and staff staircase. To the rear, there is a large kitchen diner with a vaulted ceiling leading to a boot room/utility area and guest cloakroom to the rear.

The bedrooms are arranged over the two upper floors, with the master suite enjoying a walk through dressing area leading to a sumptuous en suite bathroom. There are two family bathrooms, one of which can also be used as an en suite. Many of these rooms enjoy a wonderful view over the surrounding gardens and fields beyond.

This is a truly unique home, full of character and history. Throughout the property, there are fine examples of beautiful period Victorian features that include, solid wood flooring, mosaic tiled flooring, high ceilings, classic fireplaces, carved architraves around the doors and some stained glass windows.

To the outside, the property is located at the end of a private driveway set amidst wonderful grounds of 7.37 acres. The formal gardens are an impressive feature of this property and enjoy an southerly aspect with a large ornamental fish pond and sun terrace. The rest of the grounds









are set out predominantly as grass, making for ideal paddocks if required.

To the rear of the house and approached via a separate gated drive is an extensive parking and turning area leading to the triple bay garage with studio annex over, a detached coach house / stable block and finally a substantial, modern barn which is set over three levels, currently used for storage but could offer other potential uses, subject to planning.

**AGENTS NOTE:** The Gilston Park redevelopment scheme is earmarked for the surrounding area over the coming years. A buyer should check on the council planning website for more information and the latest plans before making a commitment to purchase.

These development plans show a series of new garden villages, interlinking to provide pedestrian and cycle access to Harlow North station. It should also provide new, more local facilities to include community shops, school, healthcare and sporting facilities.

**Tenure**  
Freehold

**Energy Performance**  
EPC Rating = Exempt

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.  
Telephone: +44 (0) 1279 756 800.

## SERVICES

Private drainage

Mains electricity

Mains water

Oil fired central heating

Electric immersion for hot water / backed up by wood burner in reception room

















Approximate Area = 492.3 sq m / 5299 sq ft (Excluding Void)  
Garage = 137.4 sq m / 1479 sq ft  
Outbuildings = 430.1 sq m / 4629 sq ft  
Total = 1059.8 sq m / 11407 sq ft  
Including Limited Use Area (78.4 sq m / 844 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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