



TWO SWANS

BEAUCHAMP RODING, ONGAR, ESSEX



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A beautifully presented country house with 6.4 acres

- 3 bedrooms (formerly 5)
- 2 bathrooms
- Cloakroom
- Kitchen/breakfast room
- Utility room
- Study
- Dining room
- Living room with inglenook fireplace
- Oak framed garden room
- Storage barns
- Stables
- Gardens including a folly
- Leisure field/potential paddocks
- Double cart lodge

Fyfield village 1.7 miles
Chipping Ongar 4.5 miles
M11 (junction 7) 9.1 miles.





SITUATION

Two Swans lies in the attractive stretch of countryside to the north of Ongar in the pretty hamlet of Birds Green. Close by, the village of Fyfield has a local shop and two highly regarded country pubs/eateries, whilst Chipping Ongar to the south provides a bustling village with a great choice of independent shops together with a Sainsbury's supermarket and Tesco Express. For the road commuter the M11 lies just over 9 miles to the west with access north and south; to the south connecting the M25 at junction 27 and to the north Stansted Airport. Rail services can be found at Epping (Central Line), Sawbridgeworth, Harlow and Brentwood.

There is a local primary school at Fyfield, Dr Walker's C of E Primary School and at Moreton (4.3 miles), at Chipping Ongar there is a newly opened mixed community school for the 11-18s – The Ongar Academy. Further afield lies New Hall, Brentwood School with coach pick-up/drop-off close by, Bishop's Stortford College, Heath Mount and Haileybury.

DESCRIPTION

Two Swans is a Grade II listed timber-framed country house and a former public house dating from the 1600s, traditionally constructed with a fine timber frame with rendered colour-washed elevations under a clay peg-tiled roof. The house is beautifully presented throughout having been the subject of a careful and sympathetic programme of restoration.

An open-timbered porch covers the entrance door leading to an open-plan hall with exposed studwork. Beyond lies the study, which overlooks the rear gardens and has some exposed studwork and understairs cupboard. At the front of the house lies a spacious dining room with exposed ceiling timbers and a partial studwork partition separates the delightful sitting room, which includes a red-brick inglenook fireplace and exposed timbers. Double doors open to a garden room, a recent addition to the property, oak framed, with deep windows framing views of the gardens and double doors opening onto the garden terrace. The flooring is finished with terracotta tiles with underfloor heating.

At the rear of the house lies a beautifully fitted kitchen/breakfast room with Shaker-style units finished in a duck-egg blue. The kitchen includes an oil-fired AGA with electric companion set in a brick alcove. Appliances include integrated oven, microwave, freezer and dishwasher. Adjacent is a large utility/boot room with butler sink, full height storage and space for white goods. From here a door opens to the ground floor cloakroom.

There is a spacious vaulted first floor landing (formerly bedroom 4), which includes a red-brick chimney breast rising to the full height of the roof. The house was originally five bedrooms, two of these bedrooms have been given over to a bathroom and the formation of a spacious landing. All three bedrooms all have delightful outlooks and are serviced by two bathrooms.



FLOORPLANS

Main House gross internal area 2,195 sq ft / 204 sq m

Garage gross internal area 131 sq ft / 12 sq m

Workshop gross internal area 330 sq ft / 31 sq m

Summer House gross internal area 171 sq ft / 16 sq m

Stable & Store Room gross internal area 216 sq ft / 20 sq m

For identification purpose only. Not to scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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OUTSIDE

A long driveway passes between the gardens and leisure fields to a circular turning area. From here there is access to a double car port and two adjacent stables. The gardens lie predominantly to the east, having a substantial terrace, a good expanse of lawn with heavily planted island and shrub borders providing all-year colour and interest. Towards the bottom end of the gardens is a detached folly with black weatherboard elevations under a clay-tiled roof. The gardens are screened on all boundaries by mature hedgerows. Immediately to the north of the house is a former detached double garage, now used as a garden machinery store and workshop.

LEISURE FIELD/PADDOCKS

A single block of predominately grassland lies adjacent to the entrance drive and has been planted with numerous specimen trees and has an area segregated by copper beech hedging providing an easily maintained vegetable garden patch including an aluminium framed greenhouse. For those seeking equestrian facilities, the area is well served with a network of bridleways and quiet country lanes.

GENERAL INFORMATION

SERVICES Mains water and electricity. Oil-fired central heating. Private drainage.

VIEWING Strictly by prior appointment with the sole agents Savills.

DIRECTIONS

From Chipping Ongar proceed north on the B184 and continue for 3.5 miles passing through Fyfield village. Continue for approximately half a mile turning right signposted Birds Green. Continue along this country lane until the T-junction. Turn immediately right then immediately left into the drive to Two Swans.

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