



Versatile country house only 2 miles from the M11

Mollmans, Magdalen Laver, Ongar

Freehold



Contemporary mix of period and modern features • 2 reception rooms and orangery • study • gym • Shaker-style kitchen • 5 bedrooms • 3 bathrooms • tennis court • detached potential annexe • about 2.2 acres

M11 (junction 7): 1.9 miles;
Epping: 5 miles (underground railway service); Harlow: 5.3 miles (railway service to London); Bishop's Stortford: & Stansted Airport: 11.7 miles;

Mollmans is situated in a lovely stretch of open countryside. The house lies five miles to the east of Harlow and adjoins the parishes of High Laver and Little Laver. Epping, to the south, provides an underground Central Line railway service. To the north Bishop's Stortford offers a good range of shopping, educational and recreational facilities and for the road commuter the M11 (junction 7) is within two miles providing access to Stansted Airport.

The house is listed as being Grade II of Architectural or Historical interest dating from the 16th century and extended in the 19th and 20th centuries, timber framed and plastered under a clay-tiled roof.

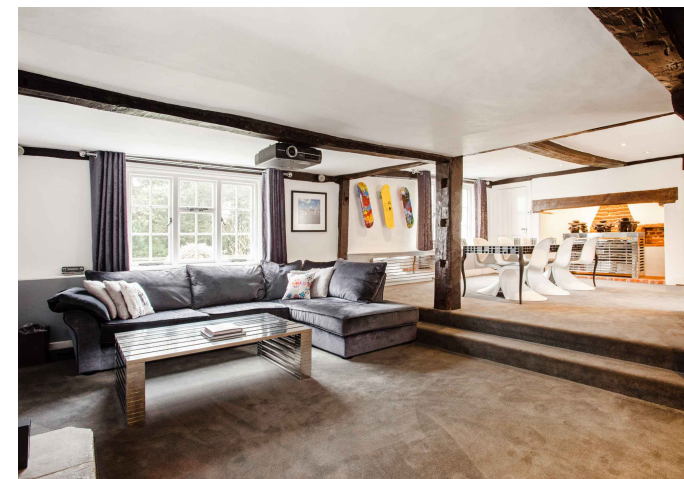
The house has been sympathetically restored and includes a recently installed bespoke Shaker-style kitchen with a good range of appliances including a Falcon range cooker, wine fridge, dishwasher, fridge/freezer

and integrated oven. Adjoining is a well fitted matching utility room and beyond is a cloakroom and a laundry room. At either end of the house are two individual reception rooms, both with wood burners and beyond the beautifully finished kitchen, overlooking the grounds is a glazed orangery framing lovely views of the gardens and countryside beyond. Also to the rear lies the panelled home office and the adjoining room is currently used as a gym.

Mollmans is approached through electric gates on to a resin-bonded sweeping drive leading to a substantial parking area in front of the house. The grounds are mainly lawned and include a sheltered rose garden, all-weather tennis courts, vegetable garden and a useful detached garden cabin which, with relatively small alterations, could serve as an annexe, subject to receiving planning consent.

The gardens at the rear immediately adjoin open farmland with far-reaching views.

Viewings: strictly by prior appointment with Savills.





Approximate Area = 352.2 sq m / 3791 sq ft
Outbuilding = 61.4 sq m / 661 sq ft
Total = 382.6 sq m / 4118 sq ft
Including Limited Use Area (13.8 sq m / 149 sq ft)
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