



A 50 acre estate with river frontage

Tarrymans, Birds Green, Willingale, Nr Ongar, CM5 0PP

Freehold





Clive Christian kitchen/breakfast room • Panelled home office • Cloakroom • 3 bathrooms • Living room • 2 tennis courts (1 indoor) • Courtyard, outbuildings & garaging • Manège • Landscaped gardens • Grassland & paddocks • 3-acre lake • Frontage to the River Roding

Milages

Chipping Ongar: 3.6 miles; M11 (junction 7): 9.2 miles; Epping underground station: 11 miles; Harlow railway station: 13 miles; Stansted Airport and railway station: 12.9 miles.

Situation

Birds Green lies in the attractive, gently undulating countryside of south-west Essex to the north of Ongar. The estate is within easy reach of the London Underground Central Line at Epping and the M11 (junction 7) at Harlow, both of which provide good access into the City, Canary Wharf and Stansted airport. The house, cottage and courtyard stand in front of the mature grounds and beyond lies open grassland, woodland and a lake, as mainly a single block of land extending to about 50 acres.

Birds Green is a rural hamlet between Chipping Ongar to the south, Chelmsford to the east and the M11 to the west. The village of Fyfield has two highly regarded restaurant pubs and a village shop, whilst Chipping Ongar provides a more comprehensive range of shopping facilities including two supermarkets – Sainsbury's and Tesco and many boutique independent businesses and restaurants, including the renowned Smiths brasserie.

Chelmsford and Epping provide a more cosmopolitan

range of shops, bars and eateries together with recreational facilities. There is a junior school at Moreton and a primary and senior school in Ongar (the Ongar Academy) and the other nearby schools include Coopersale Hall, Chigwell, Bancrofts and The Forest, whilst further afield are Felsted, New Hall, Brentwood and Bishop's Stortford College. The M11 provides good access northwards to Stansted Airport and Cambridge and to the south Canary Wharf and the City.

Description

Tarrymans is a glorious, unlisted timber-frame country house which has been the subject of a careful programme of restoration over the past five years. The house is believed to date from the 1600s - the oldest part of the house is traditionally constructed with a fine oak timber frame relieved by colour-washed elevations under a clay peg-tile roof. The quality of the accommodation is exemplified by a fine Christians kitchen which opens into a cosy snug which includes a red-brick fireplace with log burner. Adjacent lies a light-filled, dual-aspect, split level, sitting room with open fireplace providing the focal point to the room.



Beyond lies an inner hall, with second entrance, providing an area that may suit for independent living or an annexe. The area includes a panelled home office that sits next to a cloakroom and a games/hobbies room. Spiral stairs provide a second access to the first floor.

On the first floor there are four lovely bedrooms and three bathrooms. The principal suite enjoys a lovely fitted dressing room and a sumptuously appointed en suite bathroom. Bedrooms two and three are dual aspect and enjoy far reaching views over the grounds and surrounding countryside. Bedroom 4 is approached by its own stairs and has an en suite shower room.

Outside

The property has a frontage of 490m to Birds Green. There are two entrance drives - the principal drive leads into a gravelled courtyard beside the house which in turn gives access to the cart lodge garaging and lies adjacent to the two tennis courts. The second drive opens into a traditional courtyard and continues under an attractive clock tower to a courtyard and beyond to a parking area beside the house and cottage. This area include stables, manège and access to the grassland.

Immediately around the house there are fine established landscaped gardens designed for all-year colour and interest, interwoven with brick and sandstone pathways and

providing substantial terraces relieved by island beds and water features, ideal for al fresco dining. Adjacent to the gardens there is a manège and a detached one bedroom cottage. This independent cottage can have use from its own drive and is beautifully presented, comprising AGA kitchen, sitting room, cloakroom and en suite bedroom. Attached to the cottage is a garage and store which may provide potential to enlarge the cottage subject to planning. There are two tennis courts – one outdoor which is screened by high conifers, and adjacent there is a flood-lit indoor court with viewing gallery. A second drive leads to a substantial gravel parking area beside the house and garaging.

The majority of the land is laid to grass, forming a predominantly single block segmented on the southern boundary by the River Roding, and including a 3-acre lake with island providing a beautiful habitat for a variety of wildlife and nesting birds.

Services

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

Directions

From the Four Wantz roundabout at Ongar, proceed towards Fyfield on the B184. Continue through Fyfield village and take the next turning on the right signposted towards Birds Green. The entrances to the property will be found after half a mile on the right-hand side.





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Main House gross internal area = 4,446 sq ft / 413 sq m
Garages gross internal area = 699 sq ft / 65 sq m
Tack Room gross internal area = 200 sq ft / 19 sq m
Cottage gross internal area = 743 sq ft / 69 sq m



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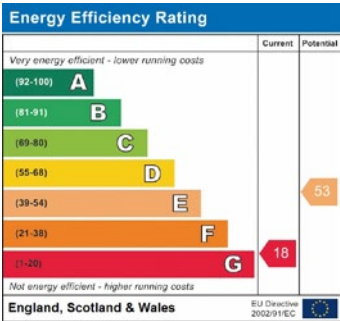


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EPC Main House



EPC Cottage

