



A cutting-edge country house in about 1.6 acres

The Meadows, Mutton Row, Stanford Rivers, Ongar, Essex, CM5 9QQ

Guide £2,800,000 Freehold





Video tour available • Air & ground source heating, solar panels providing a separate income stream • Pocket doors • Concrete first floor • First floor laundry room • Cat 5 wired • Zoned underfloor heating • Smart lighting system • External wash-down area • Electric car charging point • Garden cabin • Air sourced heated pool • Waterfall feature • Powder coated aluminum window frames • Glass balustrade retained galleried landing

Local Information

Chipping Ongar: 2 miles; Epping: 6 miles (Central Line underground); M11 (junction 7): 6 miles.

The Meadows occupies a beautiful rural situation about a mile to the north of Stanford Rivers and some 2 miles to the southwest of the market town of Chipping Ongar. There is access to the M11 at Hastingwood (junction 7) and the London Underground Central Line at Epping.

The area is well served by schools both in the public and private sectors - notably Chigwell School, The Forest, Bancrofts and Brentwood School, and in the other direction Bishop's Stortford College, Felsted and New Hall.

About this property

The current owners and their architects have spent a great deal of time and thought in creating this unique country home designed to take advantage of its wonderful elevated situation. The Monocouche rendered elevations are punctured by large windows, bi-fold doors and balconies bathing the property in natural light, whilst allowing views over the property's grounds and surrounding countryside from within. The striking style of the design is not only aesthetically pleasing but it meets the needs of

modern-day living. The property's low carbon footprint is due to its harnessing of the latest environmental technology including solar panels, electric car charging point, air and ground-source heat pumps. The high specification finish continues throughout the house including a bespoke kitchen with Miele appliances, high quality Duravit sanitary ware, smart lighting by Lightwave, cat 5 wiring, concrete first floor and zoned underfloor heating.

The accommodation extends to about 4,710 sq ft and is arranged over two floors around a stunning porcelain tiled reception room with two-storey ceiling height and a span of sliding doors opening onto a terrace and overlooking the swimming pool and grounds beyond. The room has an abundance of subtle storage units and is open to the kitchen. The kitchen is fitted with a range of bespoke colour-washed units with contrasting Blanco Quartz work tops anchored around an island and breakfast bar. Miele appliances include oven, wine fridge, induction hob and dishwasher. The reception area includes a cantilever staircase with glass balustrade which continues to the first floor landing making for a stunning focal point whilst allowing the natural light to extend throughout the house. Also within the reception area is a



useful coat cupboard and a spacious cloakroom. A second living room, again with wide set of sliding doors, opens onto a secluded sunken garden area and in addition the room features a fireplace and adjoining display shelving. Further accommodation includes an office/snug containing extensive range of fitted storage and book shelving, a boot room and a fitted utility room.

The landing, which is retained by a glass balustrade and overlooking the living room, extends to the rear of the property to an occasional sitting area with a large window overlooking the pool, grounds and countryside beyond. The principal bedroom has lovely proportions and includes a balcony with glass retaining balustrade overlooking the pool and gardens and also features an en suite dressing room and en suite shower room. There are three further double bedrooms, two sharing a Jack and Jill en suite bathroom and in addition there is a first floor laundry room.

Outside

The Meadows is approached through an electric-gated entrance to a broad driveway providing access to a substantial garage with a roller door and electric car charging point. The entrance door is elevated from the drive, accessed by a short flight of steps with an adjacent bespoke waterfall feature. Behind the house a paved pathway provides access to an integral wash-down area, ideal for muddy dogs, bikes and boots. There is an external garden W.C. adjoining the wash area. Continuing to the rear of the house is a wrap-

around terrace retained by brick walling and adjoining the swimming pool area, an ideal space for al fresco dining. The swimming pool has a wide paved surround and at one end a pathway leads to the detached garden cabin, which may well make for a work-from-home space if required. The gardens and grounds are predominantly laid to lawn with a scattering of mature trees and immediately adjoin farmland. The gardens are elevated, allowing for lovely vistas over the surrounding countryside.

In all about 1.6 acres. Up to 10 acres may be available separately.

Services

Mains water and electricity. Private drainage via a modern treatment plant. Ground and air-sourced heating. Solar panels.

Directions

From Chipping Ongar proceed towards Stanford Rivers and Abridge on the A113. At the centre of Stanford Rivers turn right towards Toot Hill and at the first crossroads where the church will be seen ahead of you turn right into a country lane. As you exit a sharp left-hand bend continue for about half a mile where the property will be seen on the right-hand side.

Local Authority

Epping Forest District Council

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.








Approximate Gross Internal Area
4720 sq ft (438 sq m)

(Main House)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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