



## Outstanding 16th century Grade II listed house

STABLES, ROLLS PARK CHIGWELL IG7 6DJ

savills







5 bedrooms • 4 bathrooms • 5 reception rooms • Clive Christian Kitchen • Grounds of approx 0.8 acre • Double garage • Security gates and bollard

#### Local information

Chigwell contains some of the area's finest properties and the Stables is ideally located for the local amenities including a comprehensive selection of shops, restaurants and pubs. Transport links into London are excellent with a central line tube station situated 1.3 miles away. There are several well regarded state and private schools locally with Chigwell private school situated only 0.7 miles away. There are a good selection of leisure facilities nearby including golf clubs and sports centres.

Access to the M11 junction 5 is 0.4 miles away and M25 junction 26 is 4.3 miles away.

#### About this property

Once inside the property you are treated to an impressive foyer with stone flooring, wood paneling cast iron radiators, log burner, stunning feature staircase and double height ceilings allowing for a dramatic light fixture to showcase and impress your would be guests. Moving around the ground floor in a clockwise direction you walk down the wood paneled hallway and first reach the study room. This is finished with wood paneling to the walls and ornate parquet flooring with bespoke built in storage, bookcase and cast iron radiators. The dining room is next finished with original parquet flooring, cast iron radiators, original exposed structural timbers, wood paneled walls and four large windows

flooding the space with an abundance of natural light. There is also a bar area and to really impress your guests, not to mention store your much loved wine collection there is an underground spiral wine cellar with an electrically operated glass door. Should this fail to impress then the original working mechanism to the bell tower clock which sits proudly in the dining room should certainly do the job.

As you continue there is a staircase that leads to the 1st floor accommodation, an external door leading to the courtyard, a guest cloak room with Chadder & Co fittings, snug room featuring the stunning and original parquet flooring and utility room with French doors to the patio and a storage cupboard housing the media hub.

Without question one of the main rooms of any house is the kitchen diner which becomes the epicenter providing a pleasurable and sociable space for a modern day family. What better choice for a period home than a Clive Christian kitchen to show off this exceptional space. The space is bright, open and airy with an abundance of glass in the orangery allowing natural light in. Three sets of French doors provide access to the patio and garden beyond. There is plenty of storage found in the fitted units and there is a wonderful seating booth providing a more relaxed and informal area to dine. The



kitchen area features integrated miele appliances which include a full sized fridge and freezer, dishwasher and warming drawer, villeroy and boch double sink, aga range cooker and gaggenau full sized wine cooler.

The kitchen leads into a good sized boot room area and from here you enter the drawing room. Elegance is an abundance with high ceilings, cast iron radiators, log burner, exposed timbers, parquet flooring and French doors leading on to a good sized patio area which is separate to the main rear patio.

Concluding the ground floor and before you are back in the foyer is a further guest cloakroom fully fitted with Chadder and Co and wood paneled closet useful for shoes and coats.

Taking the impressive staircase from the foyer you reach the landing of the first floor. From here its certainly worth looking back and down to the foyer area to take in and appreciate its grandeur. Moving up the left of the two further staircases leads you into the master bedroom suite to rival any of the finest boutique hotels. The en suite bathroom is entirely fitted out with Chadder & Co and features his and hers hand basins finished with marble tops, toilet with high level cistern, a free standing antique copper roll top bath and

a very spacious enclosed shower cubicle. There is a walk in dressing room which is fitted with built in hanging and storage to both sides. In the bedroom you will find exposed timbers, velux window and vaulted ceilings giving the already large space a real sense of volume.

The second staircase on the ground floor hallway provides access to three further bedroom suites all finished with Chadder & Co bathroom fittings. Bedroom two has vaulted ceilings, fitted wardrobes and the en suite features a free standing roll top bath. Bedroom three also comes with fitted wardrobes. Bedroom 4 has built in storage with one of the doors providing access to an en suite shower room. You can also gain access to these 3 bedrooms from the master suite.

Access to the 5th bedroom suite is gained via the main staircase. Here you will find vaulted ceilings, sizeable en suite bathroom presented with Chadder and Co fittings and a roll top bath and separate shower cubicle. There is a good sized dressing room with fitted wardrobes and its here where you access the boiler room. On the landing outside the bedroom is a good sized storage void.

#### **Viewing**

Strictly by appointment with Savills







**STABLES, ROLLS PARK CHIGWELL IG7 6DJ**

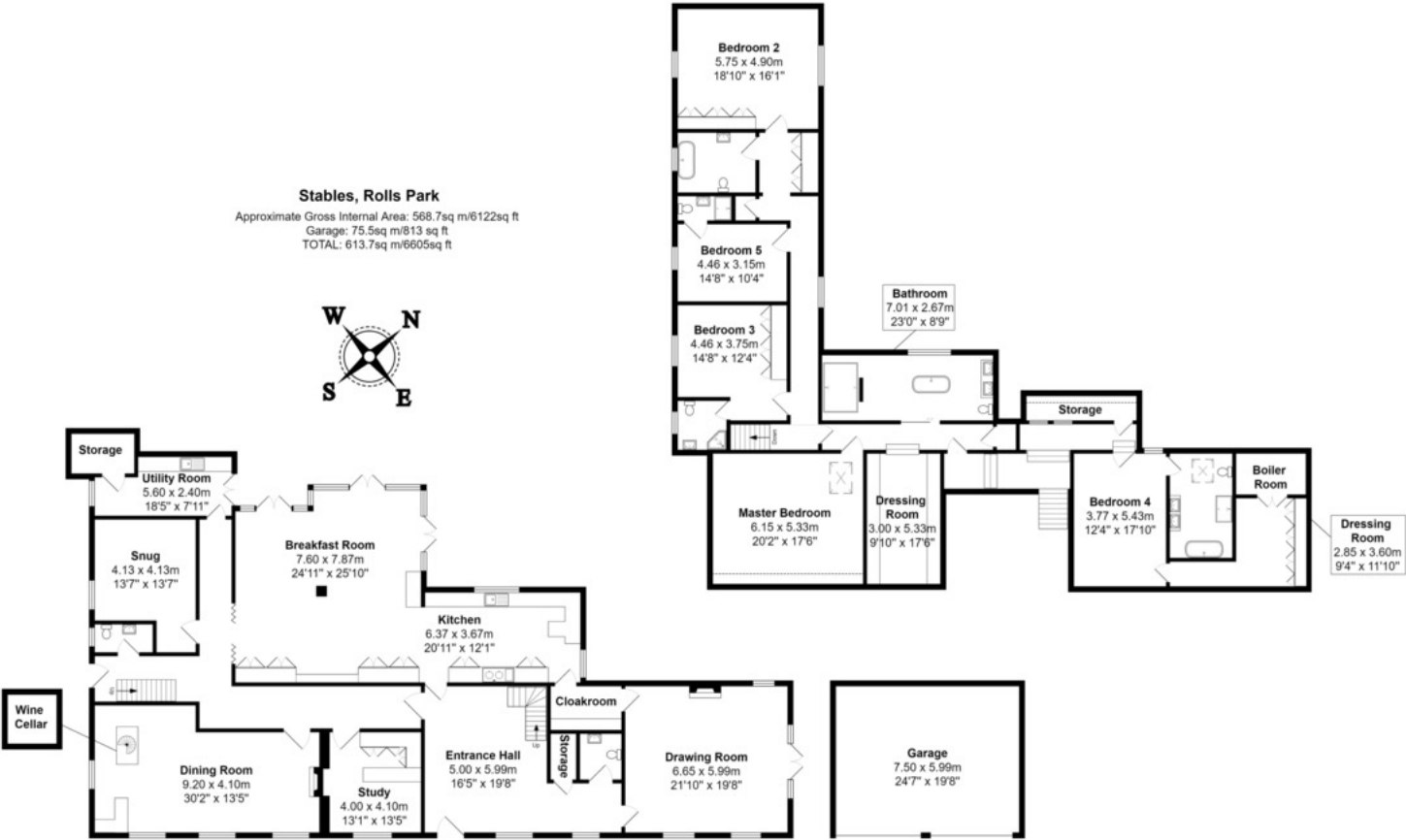
**Gross internal area (approx) 6122**

Savills Loughton  
**020 8498 6600**  
loughton@savills.com



savills

savills.co.uk



FOR ILLUSTRATIVE PURPOSES ONLY.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only. No responsibility is taken for any error, omission, mis-statement or use of data shown.

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91027091 Job ID: 134645 User initials: JL

