

Church Farm  
Stapleford Abbots

LAWLOR<sup>S</sup>  
ELITE









# Church Farm

## Ground Floor

Entrance Hall  
Sitting Room  
Dining Area  
Family Room  
Study Area  
Rear Hall  
Kitchen Area  
Utility Area  
Cloakroom

## Half Landing

Bedroom Five

## First Floor

Bedroom One  
En-Suite Shower Room  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Family Bathroom

EPC: D

## Exterior & Garden

Essex Barn incorporating:  
Entrance Hall  
Bedrooms Six with En-Suite  
Bedroom Seven with En-Suite  
Gym/Music Room  
Hobbies/Studio Room  
Indoor Pool  
Cloakroom

Detached Barn incorporating:  
Two Office Rooms  
Cloakroom

Garaging for Four/Five Cars  
Large Courtyard and Spacious Patio  
Two Paddocks  
Manège  
Stable Block with Seven Stables, Tack Room,  
Storeroom, WC  
Yard Area for Storage  
Overall Plot extending to approximately Seven Acres  
Excellent Parking Facilities  
Two Gated Entrances

# LOCATION



# STAPLEFORD ABBOTS

London City Airport – 18 miles

Heathrow Airport – 50 miles

Stansted Airport – 22 miles

Liverpool Street Station – 19 miles

Theydon Bois Central Line Station – 5 miles

Brentwood Overground Station – 8.3 miles

Motorway M25 junction 26 – 8.4 miles

Motorway M11 junction 5 – 6 miles (London bound only)





STAPLEFORD ABBOTTS  
GOLF CLUB

18 HOLE GOLF COURSES  
PAR 3 GOLF COURSE  
PRO SHOP  
BAR & RESTAURANT  
FUNCTION SUITE FOR HIRE

VISITORS WELCOME  
TELEPHONE: 01708 381108





# DETAILS

## Ground Floor

Enjoying an excellent degree of privacy within a semi-rural location and occupying a plot of approximately seven acres. This individual property would be of particular interest to buyers with equestrian interest and those who are looking to work/run a business from home. The property is approached by either a front or rear gated entrance. The current owners predominantly use the rear entrance initially affording access to excellent parking, the equestrian area, and offices whilst a gate leads to the large courtyard providing further parking, access to the property, Essex Barn, and garaging.

Once inside the home you are greeted by a combination of character provided by a selection of reclaimed materials, from the parquet, stone and tiled flooring, to the working fireplace in the sitting room and open plan fireplace serving the family room and study area, even to the cloakroom that features an original "Crappers" toilet and "Doulton" sink. In addition to the mentioned sitting room, family room, study area and cloakroom, there is also the fitted kitchen, utility area, dining area and rear hall to this floor.

## Half Landing

To the half landing is a double bedroom with wood flooring.

## First Floor

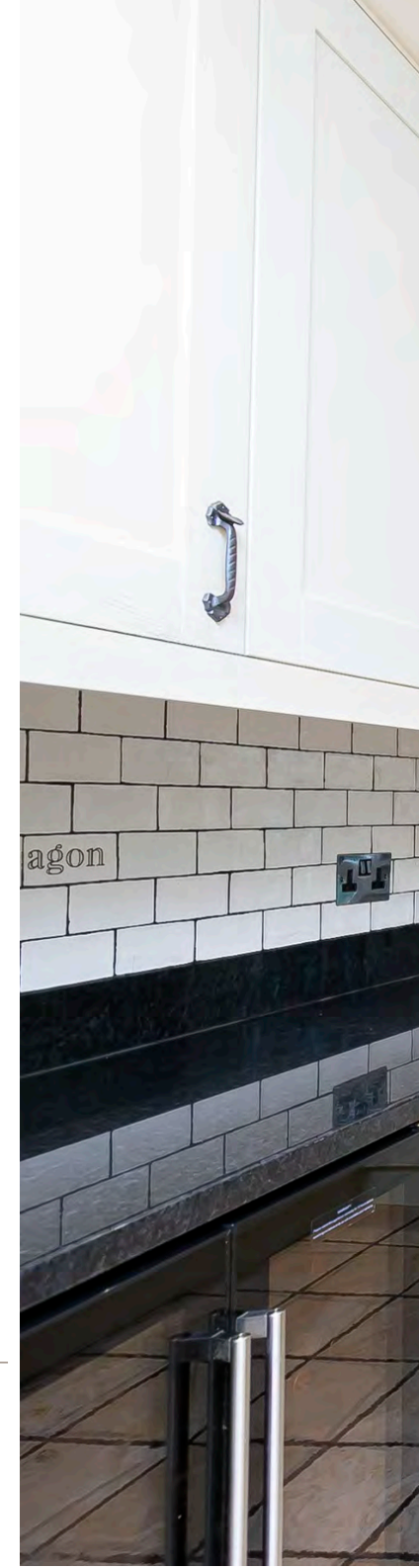
To the first floor are four bedrooms, three of which are doubles and a single, again with wood flooring. There is an en-suite to bedroom one and a family bathroom.

## Exterior

This individual home enjoys an overall plot of approximately seven acres and features two paddocks, stable block with a total of seven stables, tack room, storeroom, and a manège. There is also a useful storage/yard area. There is an office building with two offices and cloakroom. A garage building provides covered parking for four to five cars.

The Essex Barn is indeed a feature of the house, boasting an indoor swimming pool with stone floor and oak frame, steam cabin and a red GPO telephone box conveniently converted into a shower cubicle. Also, to the barn are two bedrooms with en-suites, gym/music room and hobbies/studio room.

There is a large courtyard area providing parking and access to the property, Essex Barn, and garaging. Additionally, there is a paved patio.







Mint

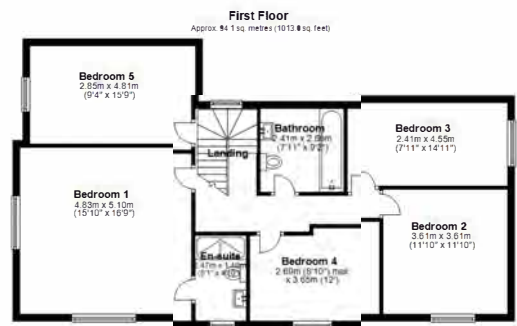
Sage





Plot is approx 426ft  
x 262ft

Total area: approx 781.6 sq. metres (8413.6 sq. feet)

















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ELITE

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**Agents Notes**

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must verify themselves their accuracy. No tests or checks have been carried out in respect of heating plumbing electrical installation or any type of appliance which may be included.