



## Character Property: Romford

**Guide Price**  
**£1,600,000**

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A substantial 19th century detached 7 bedroom property with attached self-contained flat, workshop, offices and stabling in need of modernisation. Located in the hamlet of Lambourne End, with convenient access to major roads and rail network whilst enjoying a countryside outlook. The property sits within 2.5 acres and is accessed via a private drive. Additional land available separately.

## DETAILS

### DESCRIPTION

Dews Hall was built in 1899 and replaced an old manor house built, it is believed, in the 1600's or before on the same site. This extensive property provides 7 bedroom accommodation including attached self-contained flat, workshop, offices and stabling. The property extends to an approximate gross internal floor area of 6048 sq ft 561.9 sq mtrs (excluding restricted head height, stores, external WC and workshop)

The property is set off the public highway and is approached via an un-made track, shared with other residential and agricultural users.

Outside of the house there is an extensive garden, laid to grass with a number of mature trees and ponds and for the equestrian enthusiast adjoining land is available to purchase by separate negotiation.

The property is set in an elevated, idyllic rural location overlooking the Rodings Valley and is accessed over a shared private drive. The grounds extend to approximately 2.5 acres (1 hectare).

### **LOCATION**

Dews Hall is situated in the hamlet of Lambourne End, approximately 1 mile from the village of Abridge in the Roding Valley. Junction 5 of the M11 is approximately 4 miles distance by road and Junction 26 of the M25 is approximately 5 miles distance by road. Central line underground stations at Hainault and Loughton are close being some 3 miles and 5 miles away respectively. Other central line stations including Chigwell and Grange Hill are also close by and overground station Romford is some 6 miles away. London City airport is 16 miles and Stansted is 21 miles by road.

### **SCHOOLS**

Primary schools are located at Abridge, Stapleford Abbots and Chigwell Row. There are state secondary schools at Loughton, Woodford and Brentwood and the reputable independent schools Chigwell, Bancrofts, Forest and Brentwood all within a 15 minute drive.

### **DIRECTIONS**

From the mini roundabout on the A113 in the centre of the village of Abridge, head south along Hoe Lane. After approximately 1 mile, turn left into New Road and left again onto the private un-made track immediately adjacent to the property known as The Lodge, the property is found at the end of the track after approximately 300 metres.

### **THE SHIP**

The Ship, located close to Dews Hall, a 19th century 5 bedroom property is available by separate negotiation. Please note this property is being marketed separately. Please contact Whirledge and Nott for more information.

[The Ship](#)

### **ADDITIONAL LAND**

Additional land is available by separate negotiation as outlined in blue on the attached plan. Please note this land is being marketed separately. Please contact Whirledge and Nott for more information.

[Lot 1: 19 acres](#)

[Lot 2: 50 acres](#)

## LEGAL

### TENURE

Freehold with vacant possession upon completion.

### SERVICES

Mains water, electricity and private drainage.

### LOCAL AUTHORITY

Epping Forest District Council, Civic Offices, High Street, Epping, Essex  
CM16 4BZ. Telephone number 01992 564000.

### COUNCIL TAX

The property is Council Tax band G.

### VIEWINGS

Strictly by appointment with Whirledge & Nott

### LEGAL NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximately. No assumptions should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey, nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

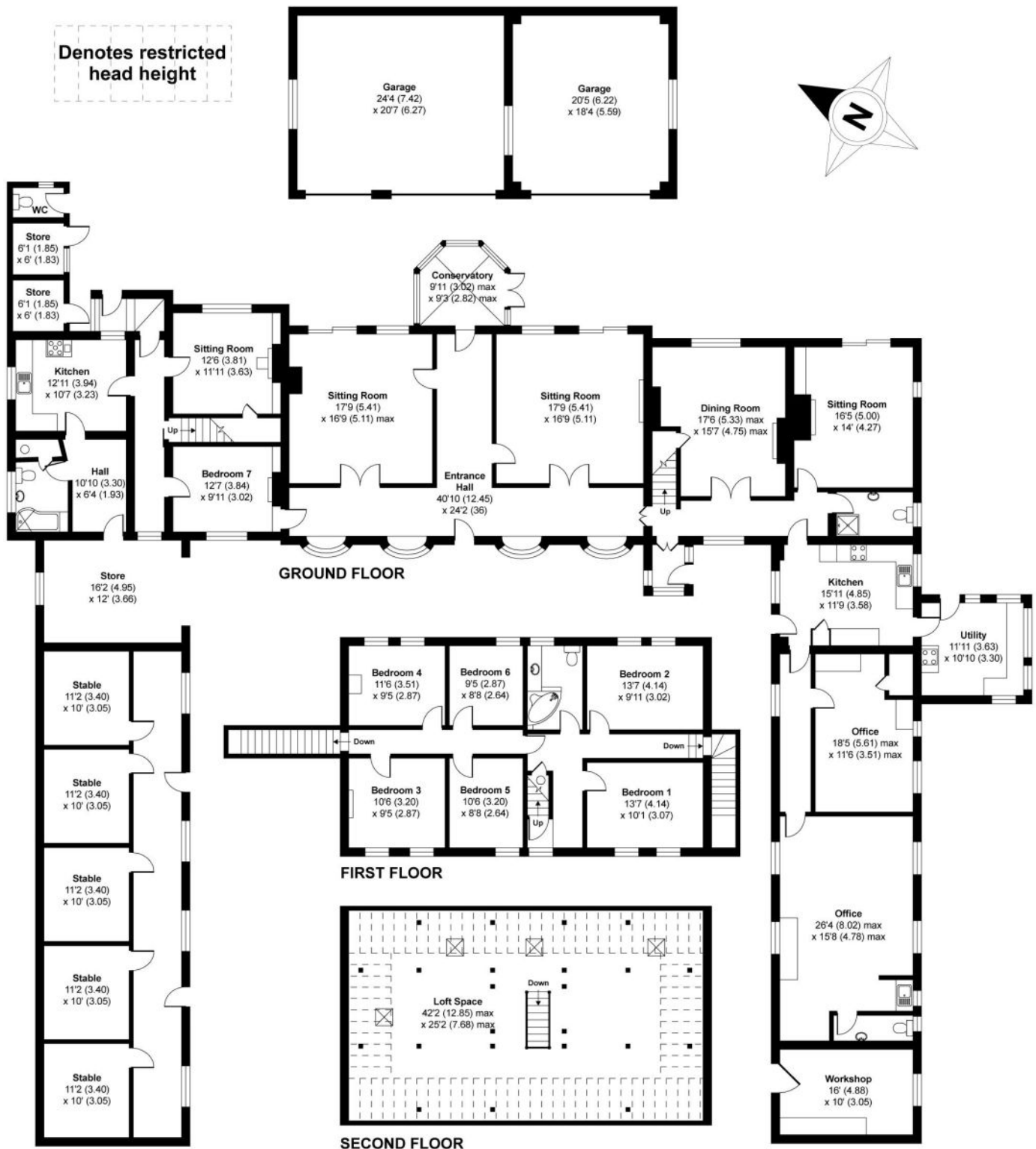
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**Whirledge  
&Nott**

Land • Property • Development

# Dews Hall, New Road, Lambourne End, Romford, RM4

APPROX. GROSS INTERNAL FLOOR AREA 6048 SQ FT 561.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, STORES, EXTERNAL WC, WORKSHOP & INCLUDES GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



