

Character Property: Romford

Guide Price
£999,995

CHELMSFORD OFFICE

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

01245 231123

5 bed detached house 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 a quarter acre plot, accessed via a private drive. Additional land available separately.

DETAILS

DESCRIPTION

The Ship provides generous five bedroom accommodation together with three reception rooms, kitchen and utility room and a substantial detached garage.

It is understood Col. J Lockwood installed the imposing marble fireplace in the lounge and is rumoured to have installed the then "fashionable" central heating and an air raid shelter in the lounge!

In all the approximate gross internal floor area is 2399 sq ft / 222.8 sq mtrs (excluding restricted head height and including the garage).

Externally there are mature gardens with a large garage/workshop extending

to approximately 495sq ft (46sqm). In all the property extends to 0.5 acre (0.2 hectares).

LOCATION

The Ship 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 over ground 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 Abbotts 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 on the right after approximately 200 metres.

DEWS HALL

Please note that the following property is also available by separate negotiation and is being marketed separately. Please contact Whirlledge and Nott for more information.

[Dews Hall](#)

ADDITIONAL LAND

Additional land is available by separate negotiation as outlined in blue on the attached plan. Please note that this land is being marketed separately. Please contact Whirlledge 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 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.

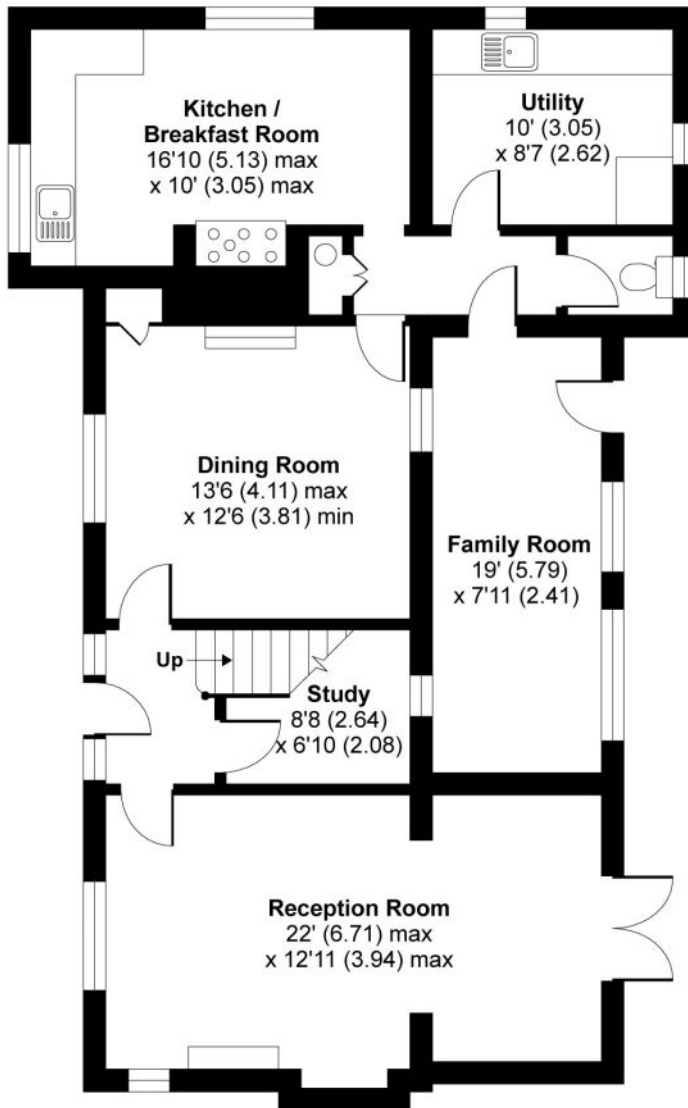
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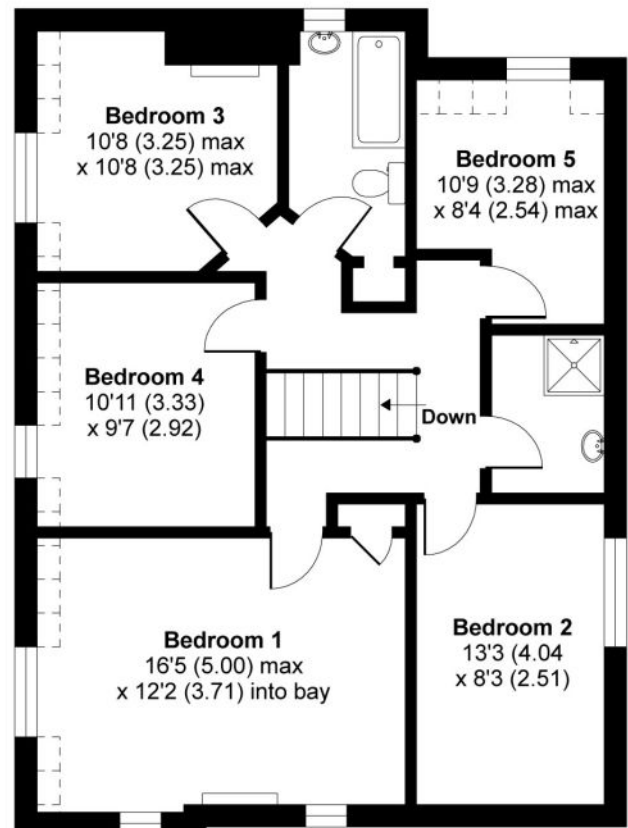
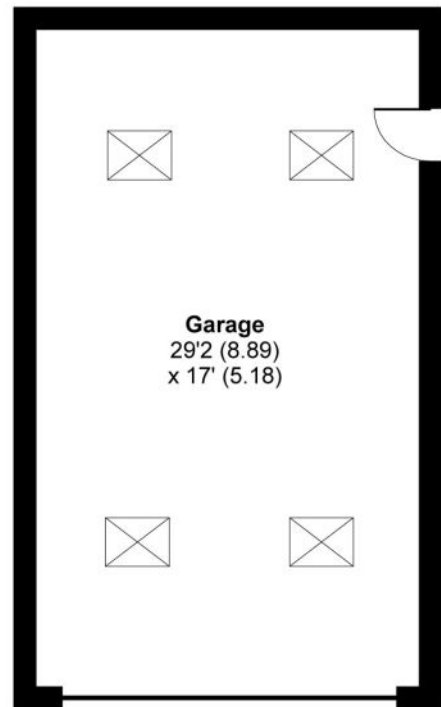
The Ship, New Road, Lambourne End, Romford, RM4

APPROX. GROSS INTERNAL FLOOR AREA 2399 SQ FT 222.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

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.

