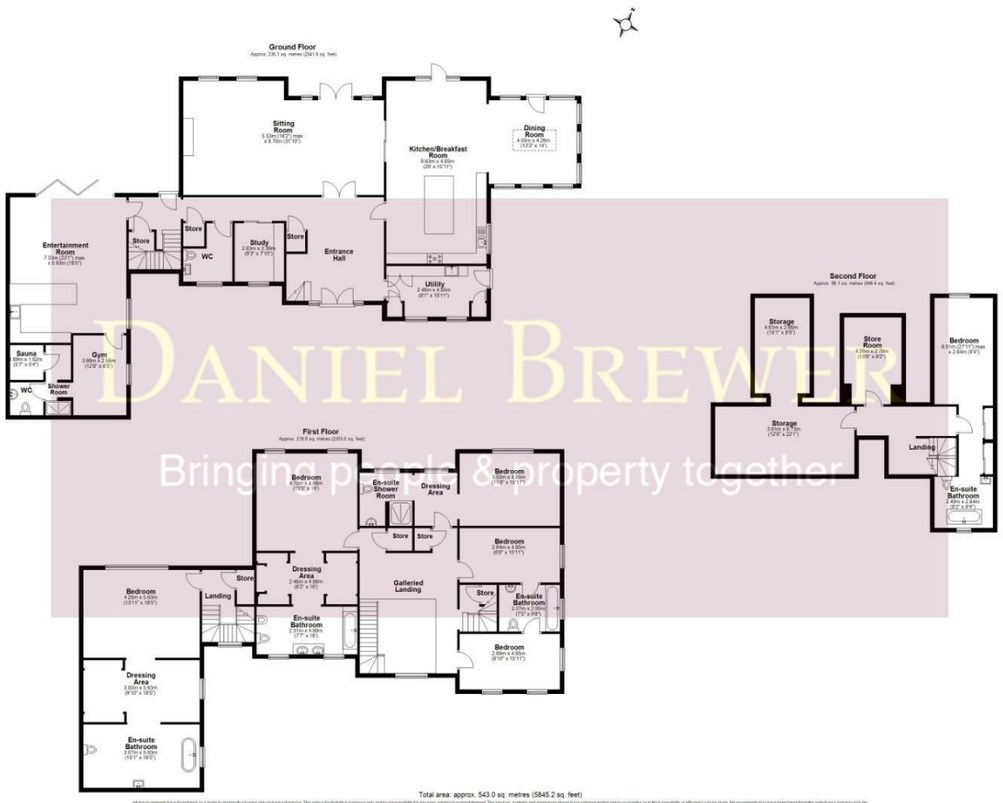

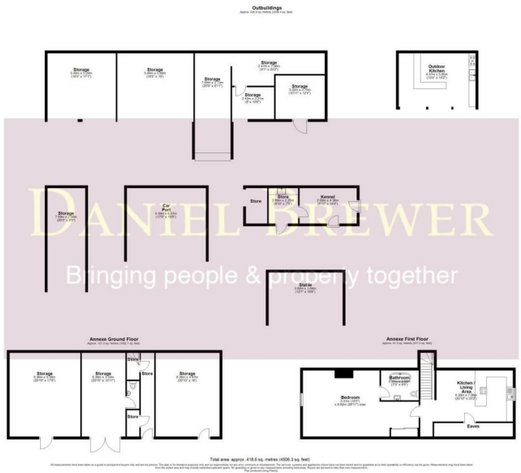

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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PANFIELD LANE, BOCKING, ESSEX, CM7 5BL

£2,395,000

PANFIELD LANE
BOCKING
ESSEX
CM7 5BL

Occupying a plot of approximately 1.3 acres, this exceptional five-bedroom detached residence has been constructed and finished to an outstanding specification, offering around 5,845 sq. ft of luxurious living accommodation. In addition to the principal home, the property includes a detached four-bedroom barn-style residence featuring contemporary open-plan living arranged over two floors, together with its own private garden, double-bay cart lodge and store room. A further detached barn provides a self-contained one-bedroom annexe on the first floor, with three storage bays and a separate WC below, making it ideal for guest accommodation, ancillary living space or a variety of alternative uses. The grounds also benefit from a range of additional outbuildings, a second double-bay cart lodge, extensive electric-gated parking for numerous vehicles, and beautifully landscaped gardens. A generous stone terrace and fully equipped outdoor kitchen create an exceptional setting for outdoor entertaining. Including all existing outbuildings, the total accommodation extends to approximately 13,400 sq. ft, making this a rare and highly versatile opportunity.

Main House

Approached via an imposing stone-pillared entrance portico, this exceptional residence welcomes you into a breathtaking full-height vaulted reception hall, where elegant stone columns and a magnificent sweeping staircase create an unforgettable first impression.

Accessed directly from the reception hall is a beautifully appointed utility and boot room, thoughtfully designed with bespoke fitted cabinetry, elegant stone work surfaces and a fitted bench seat. Multiple sash windows provide an abundance of natural light, while a door to the side elevation offers convenient external access, making this an exceptionally practical yet stylish ancillary space.

At the heart of the home lies a spectacular bespoke kitchen, dining and family room, beautifully enhanced by a stunning Westbury extension. Designed for both sophisticated entertaining and everyday living, this outstanding space features handcrafted cabinetry, exquisite stone work surfaces and a substantial central island. Glazed doors open seamlessly onto the beautifully landscaped gardens, flooding the room with natural light.

Glass pocket doors lead to the elegant living room, a refined and inviting space centred around a feature fireplace, with traditional sash windows and further access to the rear terrace and gardens.

An inner hallway leads to a bespoke study area, thoughtfully designed with fitted shelving, a built-in desk and a sash window overlooking the front aspect. A stylish cloakroom serves this area of the home.

The impressive entertainment suite has been created with hosting in mind, featuring a bespoke bar and expansive bi-folding doors opening onto a generous stone terrace, creating a seamless connection between indoor and outdoor living. Beyond lies a superb leisure complex incorporating a gym with infrared sauna and luxurious shower facilities.

The first-floor galleried landing overlooks the magnificent reception hall below and provides access to four beautifully appointed bedrooms. The generous principal suite offers an elegant dressing room and a lavish en-suite bathroom finished to an exceptional standard. A second guest suite also benefits from its own dressing room and en-suite shower room, while two further double bedrooms are served by a stylish Jack-and-Jill bathroom. A staircase leads to the second floor which is used for extensive storage space.

A separate staircase rises to an additional private wing, providing a further principal standard suite complete with a bespoke dressing room and luxurious en-suite bathroom, offering ideal accommodation for guests, extended family or independent living.

Grounds

The property enjoys beautifully landscaped gardens centred around an expansive travertine terrace providing an ideal space for outdoor entertaining and al fresco dining. Steps descend to a formal lawn, while a superb covered outdoor kitchen with power, cold & hot water & T.V point, featuring stone pillars and a pitched roof, creates a fantastic year round entertaining area. A sunken hot tub further enhances the outdoor living experience.

The front of the property is approached via electric double gates set between attractive curved brick walls and pillars. Beyond is an extensive driveway providing ample parking for numerous vehicles and leads to two double bay cart lodges offering excellent covered parking and storage facilities.

The gardens and grounds complement the property perfectly, providing an attractive balance of formal landscaping and practical outdoor space.

Specification Sheet

Underfloor Heating Throughout The Ground Floor & Annexe
Integrated Sound System With Inset Speakers
Data Cabling
Westbury Windows & Doors
Bespoke Blackstone Fitted Kitchen & Complimentary Utility
Fully Alarmed
Fire Alarm Zonal Sensors
Villeroy & Boch Sanitaryware
Miele Appliances

- Set Within Approximately 1.3 Acres
- Exceptional Five Detached Luxury Home
- The Main Residence Offers Approximately 5,845 Sq. Ft Of Accommodation
- Includes A Detached Four Bedroom Barn Style Home
- Additional Detached Barn With One Bedroom Self-Contained Annexe Above And Storage Below
- Multiple Outbuildings Providing Flexible Ancillary And Storage Space
- Two Double Bay Cart Lodges With Electric Gated Driveway Parking For Several Vehicles
- Total Accommodation Including Outbuildings Extends To Approximately 13,400 Sq. Ft.
- Landscaped Gardens With An Expansive Stone Terrace, Outdoor Kitchen & Sunken Hot Tub
- Beautifully Fnished To A High Specification, Incorporating Quality Fittings And Refined Detailing Throughout

Detached Barn Style Property
A striking vaulted entrance hall opens into an impressive open-plan living and dining space, featuring bespoke wood-panelled walls, a contemporary media wall with electric feature fireplace and full-height windows to the multiple aspects enhancing both privacy and character. A bespoke Oak staircase rises to the first-floor galleried landing, creating a wonderful sense of space and light.

The kitchen is beautifully appointed with a range of base and eye-level units complemented by granite work surfaces and a breakfast bar. Integrated appliances provide a sleek finish, while a door leads through to the utility room, which offers additional matching storage and practical laundry space.

An inner hallway provides access to three well-proportioned ground-floor bedrooms, a luxurious family bathroom and a contemporary wet room with walk-in shower facilities.

The bespoke staircase leads to an attractive galleried landing overlooking the main living area below. From here, access is gained to the impressive principal bedroom which benefits from a built-in dressing area and enjoys a private, elevated position within the home.

Detached Barn With One Bedroom Annexe
The detached barn incorporates a well-appointed one-bedroom annexe situated on the first floor. The accommodation comprises an open-plan kitchen, living and dining area, featuring a contemporary fitted kitchen with integrated appliances and a breakfast bar.

A door from the living area leads to a generously proportioned double bedroom benefiting from fitted wardrobes and a stylish en-suite bathroom. This are was previously used as an office.

The ground floor of the barn is arranged as a series of versatile storage areas, offering excellent potential for a variety of uses, subject to any necessary consents.

Additional Outbuildings
The property further benefits from an extensive range of outbuildings and storage facilities, providing excellent versatility for a variety of usages. These include kennels, stores, stabling, open-bay storage areas, and a number of additional enclosed storage buildings.

Together, the outbuildings offer an exceptional amount of ancillary accommodation and storage space, enhancing the property's practicality and appeal.