



Masons Bridge Road, Epping, CM16

BUTLER & STAG



**Dating back to the 1400s, Masons Bridge Farm is a spectacular Grade II Listed medieval Kent Weald House that is set in 3.5 acres of stunning grounds and once regularly visited by Sir Winston Churchill. Incorporating a two bedroom annex there are five bedrooms in total, five reception rooms and three bathrooms.**



## Freehold

- Grade II Listed Farmhouse
- 3.5 Acres With Orchard/Tennis Court
- Five Bedrooms/Three Bathrooms
- Substantial Drive & Courtyard Parking
- CHAIN FREE
- Stunning Grounds

From its attractive elevations a stable door opens to a large reception hall that links the annexe with the main house. The rustic terracotta tiled floor leads to a glass door that opens to the kitchen in the main. This inviting family space follows a farm house theme with bespoke cabinets topped with Corian work surfaces and incorporating a blue electric and gas Aga. Offering plenty of room for the family and boasting lovely views of the gardens. Beyond the kitchen is the dining room where the history of this home starts to unfold.

This room was used as the bar for Epping golf club approximately 55 years ago and it believed that Sir Winston Churchill was a member of the club and may have frequented the bar. Today, it is a great room for formal entertaining with exposed beams, a bar area and views over the side and rear gardens.

The drawing room is a haven of relaxation with a dual aspect that allows views over the gardens and to the front of the house. There is also a striking 19 ft Inglenook fireplace that incorporates original ships timbers and heightens the warm appeal, while the exposed beams form a strong contrast against the white walls. The snug is currently used as a television/family room with more exposed beams and a view over the courtyard parking area, while the study, with its floor to ceiling beams and ornate fireplace, is an ideal space to work from home. There is also a cloakroom. Offering flexible accommodation for guests or a family member, the annexe includes a modern fitted kitchen, large drawing room overlooking the gardens, two bedrooms and a fitted bathroom with white suite.

On the first floor the spacious landing with exposed beams there is access to the three bedrooms on this level. The master bedroom envelopes you in a calm and relaxing ambience with a generous amount of space, an en-suite bathroom and an opulent dressing room with bespoke fitted units. The two further bedrooms are





# Masons Bridge Farm, Theydon Garnon, Epping, CM16

APPROX. GROSS INTERNAL FLOOR AREA 3604 SQ FT 334.8 SQ METRES (EXCLUDES BOILER & INCLUDES BUNGALOW)



GROUND FLOOR  
APPROX FLOOR AREA  
242.5 SQM (2611 SQFT)



FIRST FLOOR  
APPROX FLOOR AREA  
92.2 SQM (993 SQFT)

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.

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**BUTLER & STAG**

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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