



SHEERING HALL

SHEERING HALL DRIVE • SHEERING • ESSEX • CM17 ONG

Stansted Airport - 11.6 miles, Cambridge - 34 miles, Central London - 34 miles, Heathrow - 55 miles

An outstanding country house in a highly sought after area offering a wealth of leisure facilities suitable for entertaining on a grand scale.

SUMMARY OF ACCOMMODATION

Reception hall, Drawing room, Sitting room, Dining room, Conservatory, Playroom, Kitchen, Breakfast room, Inner hall, Media room, Office, Editing suite, Equipment store, Utility room, Private Pub 'The Horse & Cart', Cellar.

Principal bedroom suite with dressing room and bathroom, 8 further bedrooms, 2 bathrooms, 3 shower rooms.

Second kitchen, Staff accommodation, Swimming pool and pool room, Dining area, Sitting room, Changing room with shower, Kitchen, Galleried studio, Store, Separate 3 bedroom coach house.

Garaging, Stables, Football pitch with 'home and away' changing rooms.

In all approximately 9 acres.



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Your attention is drawn to the Important Notice on the last page of the text.

DESCRIPTION

Approached via a pretty country lane and private gated entrance into a sweeping gravel driveway with large parking area, Sheering Hall is an historic substantial medieval country house of some 11,000 sq ft full of character and period features throughout. It is Grade II listed and there has been a house on the site since the Domesday Book and parts of the house date back to 1427. The property offers a fantastic variety of facilities for entertaining on a grand scale.

Surrounding the entrance hall with its exposed beams and open fireplace are the three main reception rooms. The sitting room and drawing room both have fine detail and character with floor to ceiling oak panelled walls and high ceilings with guilded ornate cornicing. The drawing room boasts a grand wooden carved fireplace with wood burner. The kitchen benefits from a four oven Aga and raised breakfast area and from the kitchen there is access to the playroom, boot room and utility area. Through a further hallway is access to your own private and fully equipped pub 'The Horse and Cart' complete with ale on tap. From the second hallway, further leisure amenities extend to an impressive media room, again with a high ornately decorated ceiling and an office, editing studio and equipment store. A second staircase leads to the bespoke indoor heated swimming pool with truly unique hand painted mural tiles and wall murals with raised gym area, 2 separate recreational areas, changing room, separate kitchen and impressive split level galleried recording studio.

From the entrance hall the main wood panelled staircase leads up to the first floor with the principal bedroom, dressing room and en suite bathroom, there are 7 further bedrooms, a family bathroom and three shower rooms as well as staff accommodation consisting of bedroom, shower room, sitting room and kitchen which can also be accessed via the second staircase.

Additionally there is a separate 3 bedroom coach house with sitting room, 2 shower rooms, extensive garaging and workshop.







SITUATION

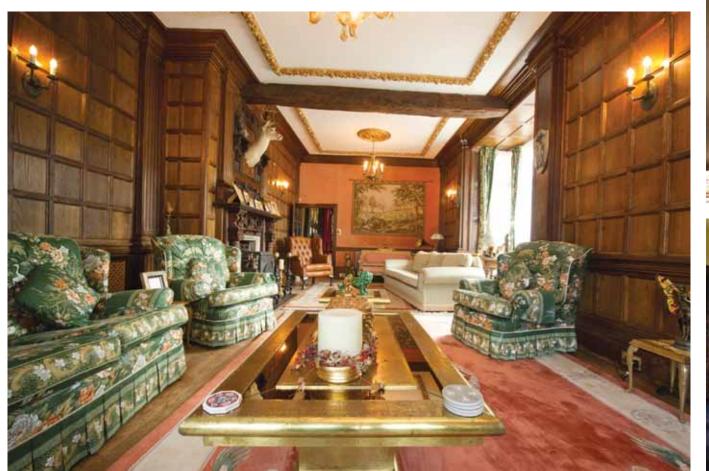
Close to the Essex/Hertfordshire border, Sheering Hall is in a highly sought after area and occupies a secluded and rural position yet is approximately only 35 miles from London and 11.6 miles from Stansted Airport.

Nearby villages such as Sheering, Lower Sheering and Sawbridgeworth are popular due to their proximity to London with direct trains from Sawbridgeworth to London Liverpool Street from 41 minutes.

Sawbridgeworth offers amenities for day-to-day shopping whilst Bishops Stortford (6 miles), Hertford (13 miles) and Cambridge (39 miles) offer a more comprehensive selection of shops and services including upmarket stores, restaurants, boutiques, theatres, cinemas, art galleries and leisure facilities. Harlow and the surrounding area offers a selection of state and private schools. These include St Nicholas School, Felsted School, Haileybury College, Bishops Stortford College and Heath Mount Prep School.

There are also a number of good golf courses including Royal Worlington, Hanbury Manor, Manor of Groves, Canons Brook Golf Course, North Weald Golf Club, Epping Golf club to name but a few.

Other amenities in the area include the Harlow Lawn Tennis Club, Harlow Bowls Club and the Harlow Centre for Outdoor Learning which features the largest climbing wall in the South East and offers an amazing range of activities from canoeing and climbing to high ropes and mountain biking.













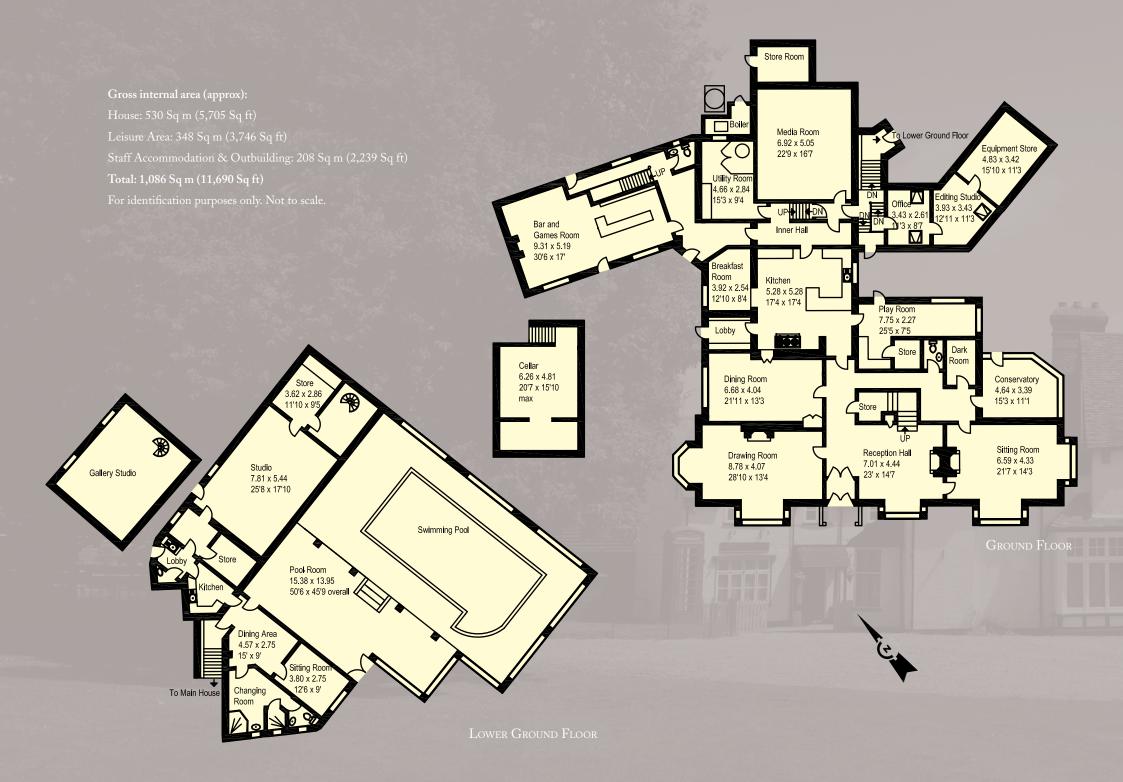




GARDENS & GROUNDS

Laid mainly to widespread lawns, the park-like gardens and grounds of Sheering Hall are protected by mature Cedar trees and herbaceous borders offering the house a large degree of seclusion and privacy as well as further leisure facilities. A charming grass walkway leads down to a football pitch with the home and away changing facilities. Within the grounds there are fully stocked koi carp ponds and a sunken floodlit tennis court. Outside the separate pub entrance is a childrens play area. In all about 9 acres.







First Floor

STAFF ACCOMMODATION AND OUTBUILDING



Local Authority

Epping Forest District Council.

Tel: 01992 564000

FIXTURES AND FITTINGS

Certain fixtures and fittings are available by separate negotiation.

Postal Address

Sheering Hall, Sheering Hall Drive, Harlow, Essex, CM17 0NG.

Viewings

Viewing strictly by appointment through Hamptons.

IMPORTANT NOTICE

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.







Energy Performance Certificate



Sheering Half, Sheering Half Drive, HARLOW, CM17 SNG

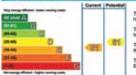
Reference number: 0591-2870-6460-9922-8111 Type of assessment: PLSSAP, entiting dentiting Total floor area: 479-m² Detached house Dwelling type: Date of assessment: 20 April 2012 Date of certificate: 02 May 2012

Use this document to:

Compare current natings of properties to see which properties are more energy efficient
 Find aud flow you can save energy and money by installing improvement measures.

Over 3 years you much agree			£1,971	
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future servings	
Lighting	0000 over 3 years	£284 over 3 years		
Heating	E21,868 over 3 years.	£10,281 over 3 years.	A CONTRACT OF	
Hot Water	CS28 over 3 years	£450 over 3 years	Sam E1,021	
Totals	£13.886	£31.116	Over 3 years	

These figures show how much the average traveshold would spend in this property for heading, lighting and hot water. This excludes energy use for sunning appliances like TVs, computers and cookers, and any electricity generated by merogeneration.



The graph shows the current arrangy efficiency of your

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Weles is band D (neting 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Dawyte proding	.680 - £120	8901	0
Line amongy lighting for all fixed outliers	6116	6204	
3 Reptace holes with new condensing bolist	EZ.300 - E3.000	£1,265	0

See page 3 for a full list of recommendations for this property

Energy Performance Certificate



The Lodge, Sheering Hall, Sheering Hall Drive, HARLOW, CM17 0NG

Reference number: 8002-8004-8140-2802-8908 Type of assessment: RGSAP, emiting dwelling Total Soor area: 73 m² Dwelling type: Detached house Date of assessment: 12 April 2012 Date of certificate: 07 May 2012 Detached house

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient.
 Find out how you can save energy and money by installing improvement measures.

Estimated energ	Imuted energy costs of dwelling for 2 years:		62,418	
Over 2 years you	s truld have	Adve ETTI		
Estimated en	irgy costs of this bome			
	Current costs	Potential costs	Potential future servings	

Estimated energy cor	sta of this bome		
	Current seems	Potential costs	Potential future sevin
Lighting	EZZS over 3 years	£126 over 3 years	
Healing	21,740 over 3 years	£1,279 over 3 years	A STATE OF THE PARTY OF THE PAR
Hut Water	£444 over 3 years	£237 over 3 years	SERVE \$377
Totals	E2,418	£1,641	Over 3 years

These figures show how much the average household would spend in this property for heating, fighting and hot water. This excludes energy use for sunning appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



The graph shows the current energy efficiency of your The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency sating for a dwelling in England and Wales is band D (reling 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Flace mudation	£800 - £1,200	£843	0
2 Draught procking	E80 - E120	872	0
5 Loss energy lighting for all family pullets.	636	678	

See page 3 for a full liel of recommendations for this property

