



SHEERING HALL

SHEERING HALL DRIVE • SHEERING • ESSEX



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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 gilded 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.



Gross internal area (approx):

House: 530 Sq m (5,705 Sq ft)

Leisure Area: 348 Sq m (3,746 Sq ft)

Staff Accommodation & Outbuilding: 208 Sq m (2,239 Sq ft)

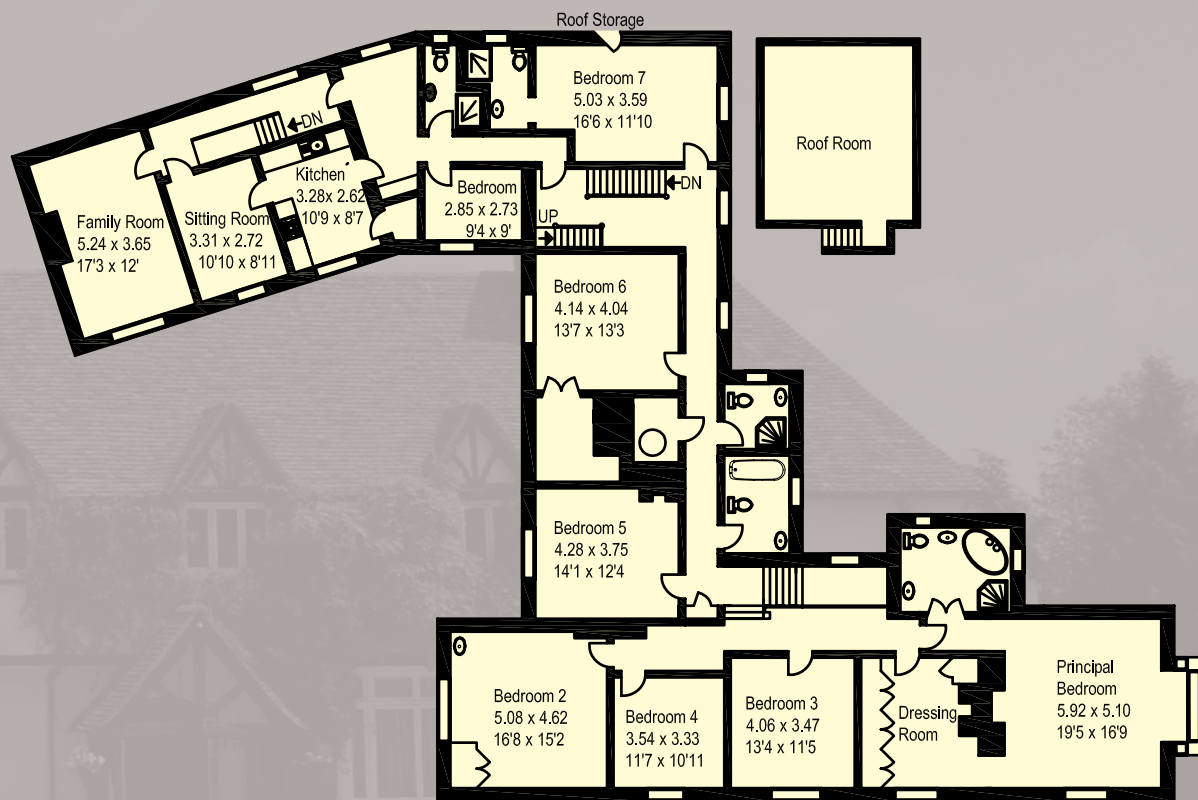
Total: 1,086 Sq m (11,690 Sq ft)

For identification purposes only. Not to scale.



GROUND FLOOR

LOWER GROUND FLOOR



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.



