

# Elmbridge Hall, Fyfield

2 Bedroom Apartment

Intercounty







Set within the stunning Essex countryside in the picturesque village of Fyfield, Ongar, Elmbridge Hall presents a rare opportunity to enjoy luxury living in a truly remarkable historic setting. Formally the show home this elegant and generously proportioned two-bedroom, two-bathroom ground-floor apartment occupies the entire downstairs façade of this impressive 1880s building, offering a wonderful blend of period character, timeless elegance and contemporary style. Rich in history and full of charm, Elmbridge Hall is a unique and distinguished property, originally built in 1884 as the West Ham Truant and Industrial School. Today, this magnificent building has been thoughtfully transformed, retaining its historic grandeur while offering beautifully appointed modern living.

Asking Price
£600,000

The apartment boasts an impressive sense of scale, with spectacular 24ft high ceilings creating a wonderful feeling of space and grandeur. The accommodation comprises two generous bedrooms, including an en-suite, alongside a separate bathroom. A particularly special feature is the mezzanine level, which provides additional versatile accommodation incorporating a dressing room, a cosy snug and a dedicated office space, all enjoying captivating views across the rolling Essex countryside. The property further benefits from its enviable position within roughly two acres of grounds, providing a wonderful sense of space and an attractive countryside setting. Externally, the apartment also enjoys the valuable advantage of allocated barn parking for two vehicles.

There are 971 years remaining on the lease.
The annual service charge is £2400 and there is no ground rent.

Council Tax Band E. EPC Rating C.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.























Google Reviews ★★★★★

*My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.*

**Tom Ritchie**

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## Listed by



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## Agent's Note / Lease Information

Lease Length – Approx. 971 Years Remaining
Service & Maintenance Charge – Approx. £2400 pa
Ground Rent - Approx. £0 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

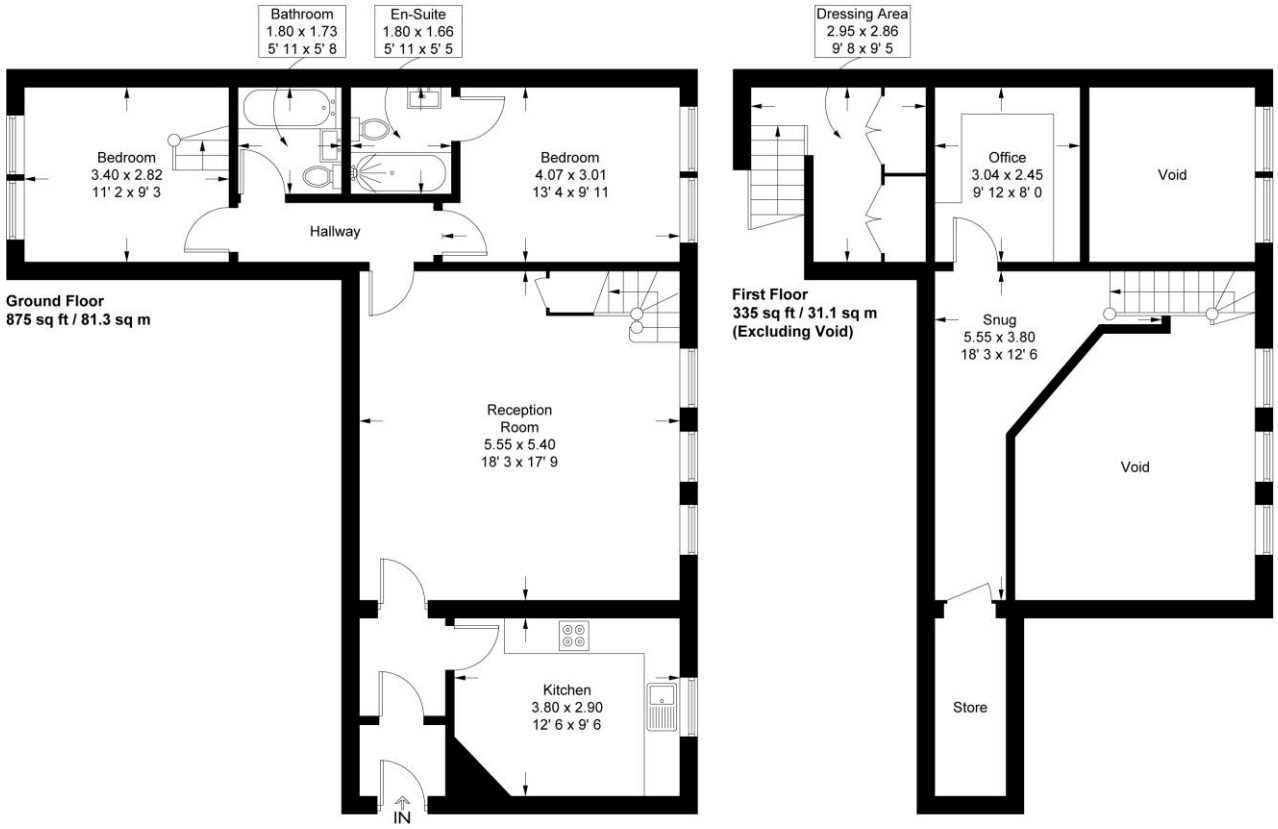
The Property Ombudsman

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Approximate Gross Internal Area = 1210 sq ft / 112.4 sq m
(Excluding Void)




This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Property Details

Impressive 1880's Building

980 Year Lease

24ft High Ceilings

Mezzanine Level

Timeless Elegance & Contemporary Style

Views Over Countryside

2 Allocated Parking Spaces

Council Tax Band E

EPC Rating C

Tenure - Leasehold

**3 Elmbridge Hall, Fyfield, Ongar, Essex, CM5 0TN**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.