

**oakheart**

**£1,000,000**

Offers In Excess Of  
Gaunts End, Elsenham



Nestled in the picturesque countryside of Elsenham, Home Farm House stands as a testament to timeless elegance and modern luxury. This exquisite former farmhouse, dating back to circa 1858, has been meticulously restored to blend its rich heritage with contemporary sophistication.

Set on a generous half-acre plot, this magnificent property offers an oasis of privacy and tranquility. The beautifully landscaped gardens, adorned with mature trees and manicured hedgerows, provide a stunning backdrop for outdoor entertainment and relaxation.

Upon entering, you're greeted by a grand entrance hall, leading to a series of impeccably designed living spaces. The dual-aspect dining room and reception room, each boasting a feature fireplace, exude warmth and character. The sitting room, with its own fireplace, opens seamlessly into a light-filled conservatory, perfect for year-round enjoyment.

The heart of this home is undoubtedly the bespoke Tom Howley kitchen, a masterpiece of design and functionality. This culinary haven flows effortlessly into a family room with bifold doors, creating an indoor-outdoor living experience ideal for entertaining.

Ascending the dual staircases, the first floor reveals five generously proportioned bedrooms. The principal suite is a true retreat, featuring a luxurious ensuite bathroom with a jack and jill vanity unit, and a dedicated dressing room.

For the discerning homeowner, Gaunts End offers unique features such as a state-of-the-art cinema room in the basement and a stable block with planning permission for a self-contained annex, perfect for guests or multi-generational living - Planning granted under Uttlesford District Council ref UTT/22/0650/HHF.



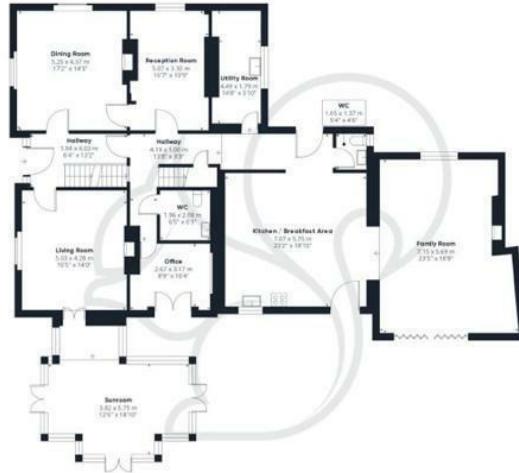








Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

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**Local Authority:**  
Uttlesford

**Tenure:**  
Freehold

**Council Tax Band:**  
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Approximate total area<sup>(1)</sup>  
389.03 m<sup>2</sup>  
4187.47 ft<sup>2</sup>

Reduced headroom  
1.37 m<sup>2</sup>  
14.76 ft<sup>2</sup>

(1) Excluding balconies and terraces.

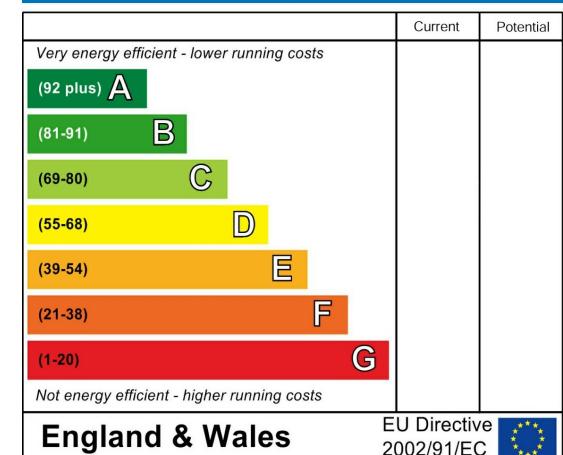
Reduced headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

### Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.