



REDRICKS FARMHOUSE
REDRICKS LANE, HARLOW, ESSEX



VENDORS' AGENT



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REDRICKS FARMHOUSE REDRICKS LANE, HARLOW, ESSEX CM21 0RL

The sale of Redricks Farmhouse provides the opportunity to purchase a substantial Grade II Listed Farmhouse, situated within grounds extending to approximately 0.5 acres. The site is located in a semi rural location, conveniently located near to Sawbridgeworth. Accessed via a track to the west of the property are Redricks Lakes and café, which sit alongside the River Stort.

- A Grade II listed farmhouse in need of renovation and extending to approximately 2,938 sq.ft
- Incorporating four reception rooms and six bedrooms
- Grounds extending to approximately 0.5 acres
- A range of outbuildings and former stables
- Popular and accessible location



OFFERED AS A WHOLE

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE VENDORS' AGENT

THE SITE



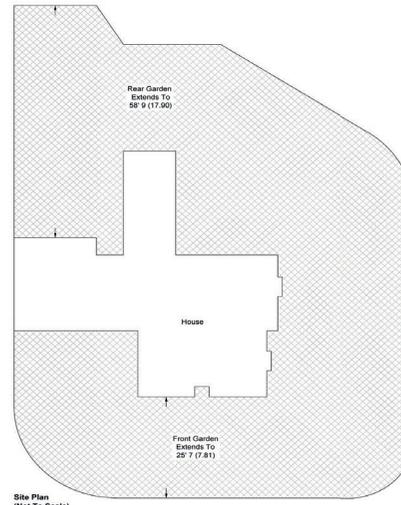
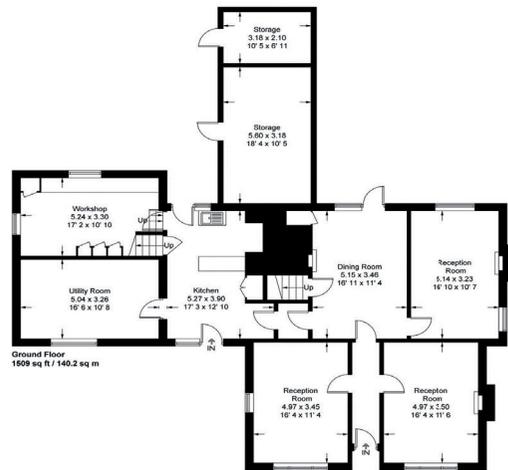
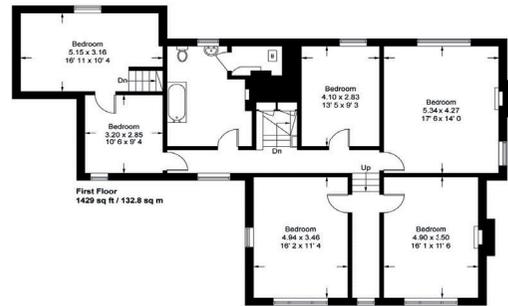
HATCHED AREA INDICATES RIGHT OF ACCESS



FLOOR PLAN

Redricks Farm House

Approximate Gross Internal Area = 2938 sq ft / 273 sq m
 Storage = 270 sq ft / 25.1 sq m
 Total = 3208 sq ft / 298.1 sq m



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.





LOCATION

Redricks Farmhouse is situated within a semi-rural location, between the towns of Sawbridgeworth and Harlow. The property is located approximately 2 miles from the centre of Sawbridgeworth, where a range of amenities may be found including schools, shops, pubs and restaurants. Harlow town centre benefits from a range of facilities, and is located approximately 3.4 miles distant. Accessed via a track to the west of the property are Redricks Lakes and café, which sit alongside the River Stort.

DESCRIPTION

The property is a substantial, Grade II listed farmhouse situated within grounds extending to approximately 0.5 acres. In need of significant renovation works, Redricks Farmhouse comprises a kitchen, workshop and former utility room on the ground floor, together with four reception rooms. The first floor may be accessed via two separate staircases, and comprises six bedrooms and a bathroom. Two external storerooms adjoin the property.

Externally, there are lawned gardens to the north, east and south of the property. The property benefits from a parking area, outbuilding and former stables with thatched roof. There is also a small area of woodland to the south of the property, where another outbuilding is situated.

BOUNDARIES AND ACCESS

The purchaser will be deemed to have full knowledge of the boundaries and access to the land, neither the vendor nor the agent will be responsible for defining any boundaries.

TENURE

The property is available freehold with vacant possession.

DIRECTIONS

From the M11 - Exit at the Hastingwood Interchange, and join the A414 towards the centre of Harlow. Follow the road for approximately 4.5 miles, before turning left onto Redricks Lane. The property will be found after approximately 1 mile on the left-hand side. Postcode: CM21 0RL.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered subject to and with the benefit of all existing rights of way, whether public or private, all wayleaves or easements and other rights, whether or not specifically referred to in these particulars.

COUNCIL TAX BAND

TBC.

EPC RATING

G.

LOCAL AUTHORITY

East Hertfordshire District Council.

AGENT'S NOTE

The property is located approximately 0.6 miles from the planned Harlow and Gilston Garden Town development.

VIEWINGS

Viewings are by prior appointment only. For further information please contact James Watchorn or Grace Reed.
T: 01279 771188

EMAIL

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grace.reed@sworders.com

IMPORTANT NOTICE

Sworders for itself and the Owners of this property give notice that the Particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only.

No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.

Particulars & Photos: May 2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G	16 G	



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