

# DURDEN & HUNT

INTERNATIONAL



## High Street, Ongar CM5

Offers In Excess Of £1,250,000

- Unique Character Six Bedroom Home
- Commercial Kitchen
- Additional Reception Room
- Private Parking
- One Bedroom Annex
- Large Lounge And Pool Room
- Two En Suites And Additional Family Bathroom
- Business Opportunity (STC)
- Good Sized Dining Room And Kitchen
- Japanese Style Garden With Patio Area And Koi Pond

142 High Street, Ongar, Essex, CM5 9JH  
01277402068

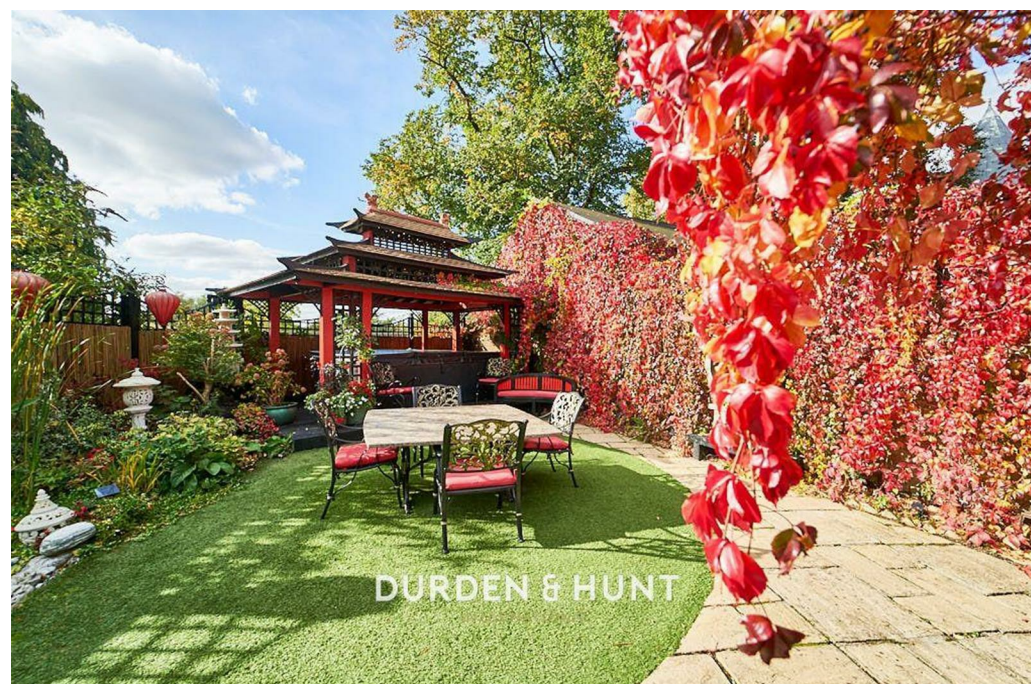
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# High Street, Ongar CM5

Unique Character Six Bedroom Home - One Bedroom Annex - Business Opportunity (STC) - Commercial Kitchen - Large Lounge And Pool Room - Good Sized Dining Room And Kitchen - Additional Reception Room - Two En Suites And Additional Family Bathroom – Cellar - Japanese Style Garden With Patio Area And Koi Pond - Private Parking



Council Tax Band: G



Durden and Hunt are thrilled to welcome to the market this exceptionally unique character property situated in a prominent position on the high street and could present a possible business opportunity (Subject To Consent). Although this is a residential property, the current owners feel it would make a wonderful boutique hotel/ B&B/ events venue or restaurant in the right hands (subject to necessary planning consents).

Instantly upon entering the property you will appreciate its uniqueness as both a wonderful family home or the possible business opportunities it may present.

The property dates back to the early 1700s and was formally The Old Bell public house with the spacious lounge, bar and Snooker room reminiscent of the building's former use and are contemporarily decorated in a high-end, opulent style; which is a theme throughout the property.

The property benefits from six bedrooms, all elegantly decorated, two of which have en-suites. one servicing the ground floor bedroom. A generous dining room and kitchen with the added benefit of an entirely separate commercial kitchen. There is a large cellar on the lower ground floor which has been tanked and loft space for additional storage and potential to convert (Subject to Planning). We understand from the current owners that the property has previously had planning permission granted to convert into apartments.

The first floor consists of an additional generous reception room with exposed character beams, which is served by dumbwaiter from the kitchen and bar area, five bedrooms and a modern family bathroom with a jacuzzi bath and separate shower.

Externally the property offers a beautifully landscaped private garden with

large patio area, a private driveway and far-reaching views to the rear. At the bottom of the garden, you will find a two storey annex with an open plan kitchen, living and dining area, separate utility room, a shower room and a double bedroom. It further boasts a private Japanese garden with oriental koi pond and covered hot tub, providing a picturesque hidden sanctuary.

An internal viewing is highly recommended to appreciate this unique hidden gem enviably located on Ongar high street.

Tenure: Freehold  
Council Tax Band: G

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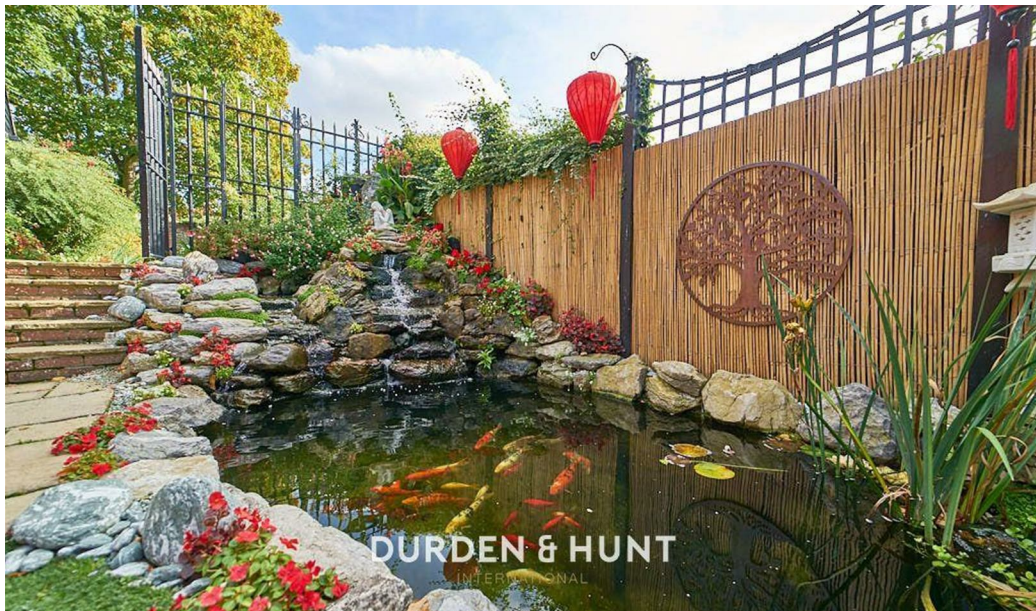
Consumer Protection from Unfair Trading Regulations  
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied

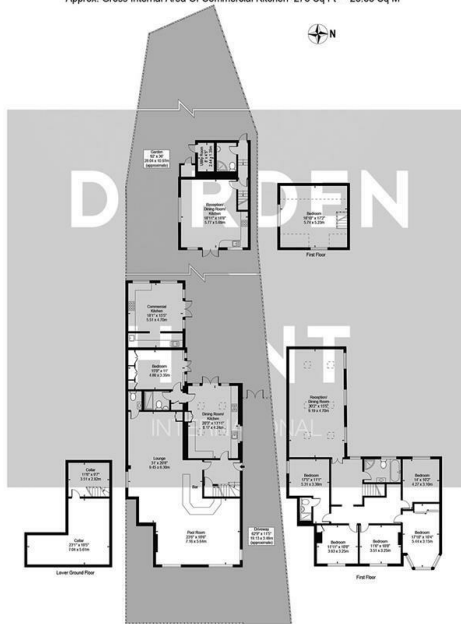
was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





High Street  
 Approx. Gross Internal Area 4684 Sq Ft - 435.16 Sq M  
 (Including Outbuilding, Utility Room, Commercial Kitchen & Excluding Shed)  
 Approx. Gross Internal Area 3604 Sq Ft - 334.92 Sq M  
 (Excluding Outbuilding, Utility Room, Commercial Kitchen & Shed)  
 Approx. Gross Internal Area Of Outbuilding 1769 Sq Ft - 163.84 Sq M  
 Approx. Gross Internal Area Of Utility Room 36 Sq Ft - 3.34 Sq M  
 Approx. Gross Internal Area Of Commercial Kitchen 275 Sq Ft - 25.55 Sq M



For Illustration Purposes Only - Not To Scale

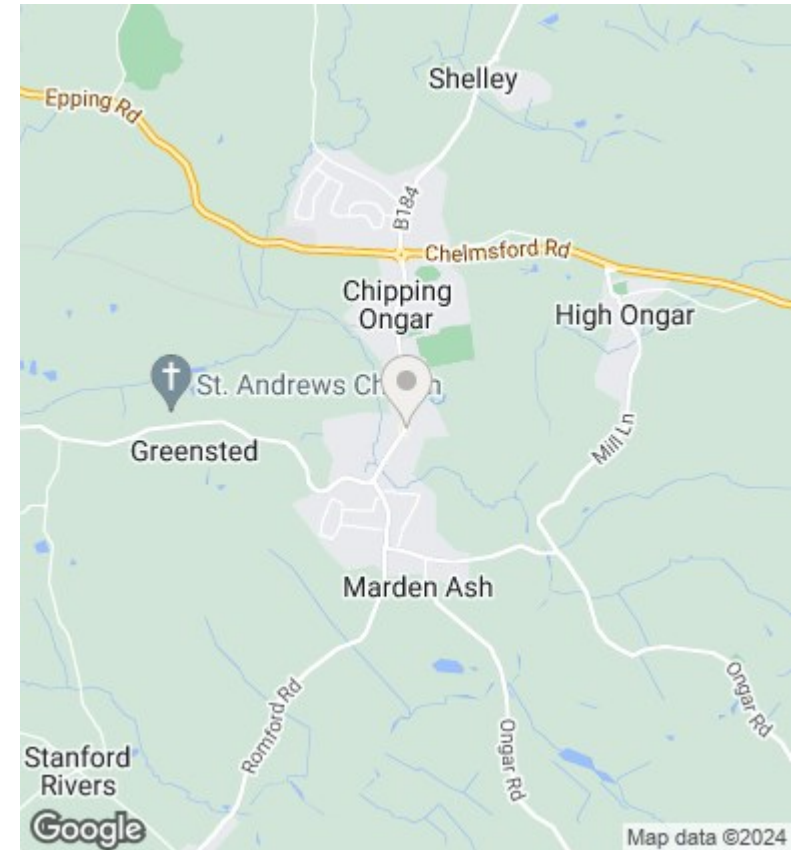
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

Viewings by arrangement only.  
 Call 01277402068 to make an appointment.

## Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	