Whirledge & Nott

Land • Property • Development

Detached: Ongar

Guide Price £1,100,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

Rare opportunity to purchase a Grade II Listed, detached, five-bedroom property in need of refurbishment with extensive Grade II Listed range of traditional farm buildings, set in approximately 9.49 ac / 3.84 ha of land, with frontage to the River Roding on the edge of the popular idyllic village of Fyfield.

Click Here For Further Details On Other Lots Available

FINAL OFFERS TO BE SUBMITTED TO P.WALKER@WNOTT.CO.UK & A.RANDALL@WNOTT.CO.UK BY 12PM 18TH AUGUST 2026.

DETAILS

DESCRIPTION

Rare opportunity to purchase a Grade II Listed, detached, five-bedroom property in need of refurbishment with extensive Grade II Listed range of traditional farm buildings, set in approximately 9.49 ac / 3.84 ha of land, with frontage to the River Roding on the edge of the popular idyllic village of Fyfield.

Postcode: CM5 0NN

RICS®

What3Words: ///pans.weds.tops

LOCATION

Ponders Lodge Farmhouse is situated adjacent to Dunmow Road in the village of Fyfield, about 3 miles north of Chipping Ongar and about 11 miles west of Chelmsford, in the County of Essex. Ongar boasts two pubs, a primary school and church, along with several restaurants and shops and affords good access to the A414. Epping station is approximately 6 miles offering direct access to London via the central line. M11 junction 7 (Harlow / Hastingwood) is approximately 5 miles.

THE PROPERTY

Approached over a shingle driveway direct from Dunmow Road this historic dwelling is a timber framed detached character property set within a rural location on the edge of Fyfield, offering a refurbishment opportunity to provide extensive living accommodation overlooking surrounding garden and grazing paddock.

Ground Floor

- Entrance Hall
- WC - S/G Crittall window, sink, toilet with part tiled splashback.
- Kitchen - S/G Timber casement window with laminated fitted kitchen units, stainless steel sink and tiled flooring.
- Dining Room - Dual aspect with 2 x S/G Timber windows, wooden floorboards and substantial brick fireplace with wood burning stove and built in shelf and cupboard unit.
- Hallway with beamed alcove, stairs to the first floor and rear door.
- Bathroom - Lino tiled floor with fitted bath, sink, WC, timber S/G window, separate extractor fan.
- Pantry - Concrete floor, timber S/G window, wooden rear door access, built-in storage cupboard.
- Study - Timber S/G window, concrete floor with lino covering, feature open fireplace.
- Living Room - 3 x S/G Timber windows, timber floorboards, brick open fireplace with adjoining log store.

First Floor

- Bedroom 1 - Dual aspect with 2 x Timber S/G windows, brick open feature fireplace, wooden floorboards and built-in storage

cupboards.

- Bedroom 2 - Timber S/G window with feature fireplace, wooden flooring.
- Bedroom 3 - Timber S/G window with wooden flooring
- Bedroom 4 - Dual aspect with 2 x Timber S/G windows, wooden flooring.
- Bedroom 5 - S/G Timber window with wooden flooring, brick built fireplace with wood burner.
- Loft Storage Area - Accessed by external step ladder.

EXTERNALLY

Large yard area providing parking, with extensive gardens.

OUTBUILDINGS

Adjacent to the house is a Grade II listed Essex Barn & adjoining hay stores, storage areas and a pig pen, set within a yard with separate road access. The buildings are predominately timber framed and clad with corrugated and clay tiled roofing and lean-to storage areas.

Stable Block and Storage Areas: Timber framed and clad with concrete flooring and internal stable partitions, clay tiled roof and pedestrian access.

Building Areas extend in total to Approx. 5,555 Sq. Ft (516 Sq. m).

LAND

Adjoining the property on two sides are grazing paddocks extending to approximately 9.49 Acres with frontage to Dunmow Road and River Roding.

FURTHER ADJOINING LAND

Further adjoining land and buildings are also available in separate lots as follows:

Lot 1: House with accompanying outbuildings and grazing land totalling approximately 9.49 ac / 3.84 ha, shaded orange on the attached plan. - Guide Price: £1,100,000

Lot 2: 3,878 sq ft / 360.3 sq m Agricultural Barn set in 13.73 ac / 5.56 ha of grazing land, shaded blue on the attached plan - Guide Price: £535,000

Lot 3: Modern Grain Store & Workshop set in 114.2 ac / 46.23 ha of grade 2 arable land and meadow, shaded green on the attached plan - Guide Price: £1,500,000

Lot 4: 6.86 ac / 2.78 ha of arable land, shaded red on the attached plan - Guide Price: £185,000

Lot 5: 0.10 ac / 0.04 ha of infill land, shaded purple on the attached plan - Guide Price £100,000

CLICK HERE FOR FURTHER INFORMATION

Contact the selling agent for further information.

LEGAL

SERVICES

We understand Ponders Lodge Farmhouse has mains water and electricity connected. We are also informed it is connected to mains foul drainage. Prospective purchasers must however satisfy themselves as to the location and availability of services.

TOWN PLANNING

The local planning authority is Epping Forest District Council. Prospective purchasers must make their own inquiries as to the scope for extension, alteration, alternative use or conversion of the property.

LISTED BUILDING

The dwelling is Grade II listed. List Entry Number: **1337245**

The adjoining Essex Barn is Grade II listed. List Entry Number: **1165989**

Prospective purchasers must satisfy themselves as to the nature of the listing.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band G.

RESTRICTIVE COVENANTS/ EASEMENTS

The property is sold subject to any existing wayleaves, easements or restrictive covenants whether mentioned in these particulars or not.

The Property is crossed by two public rights footpaths (No. EX|Fyfield|27 & EX|Fyfield|49).

OVERAGE

Lots 1,2,3 & 4 will be sold subject to 25 year Overage reserving 25% of any increase in value arising from changes of use or planning permission for

development. The Overage will not trigger for:

- agricultural development or uses
- equestrian development or uses
- a single residential dwelling

Any other development will trigger the Overage.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment. Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

Dunmow Road, Fyfield, Ongar, CM5

Approximate Area = 2882 sq ft / 267.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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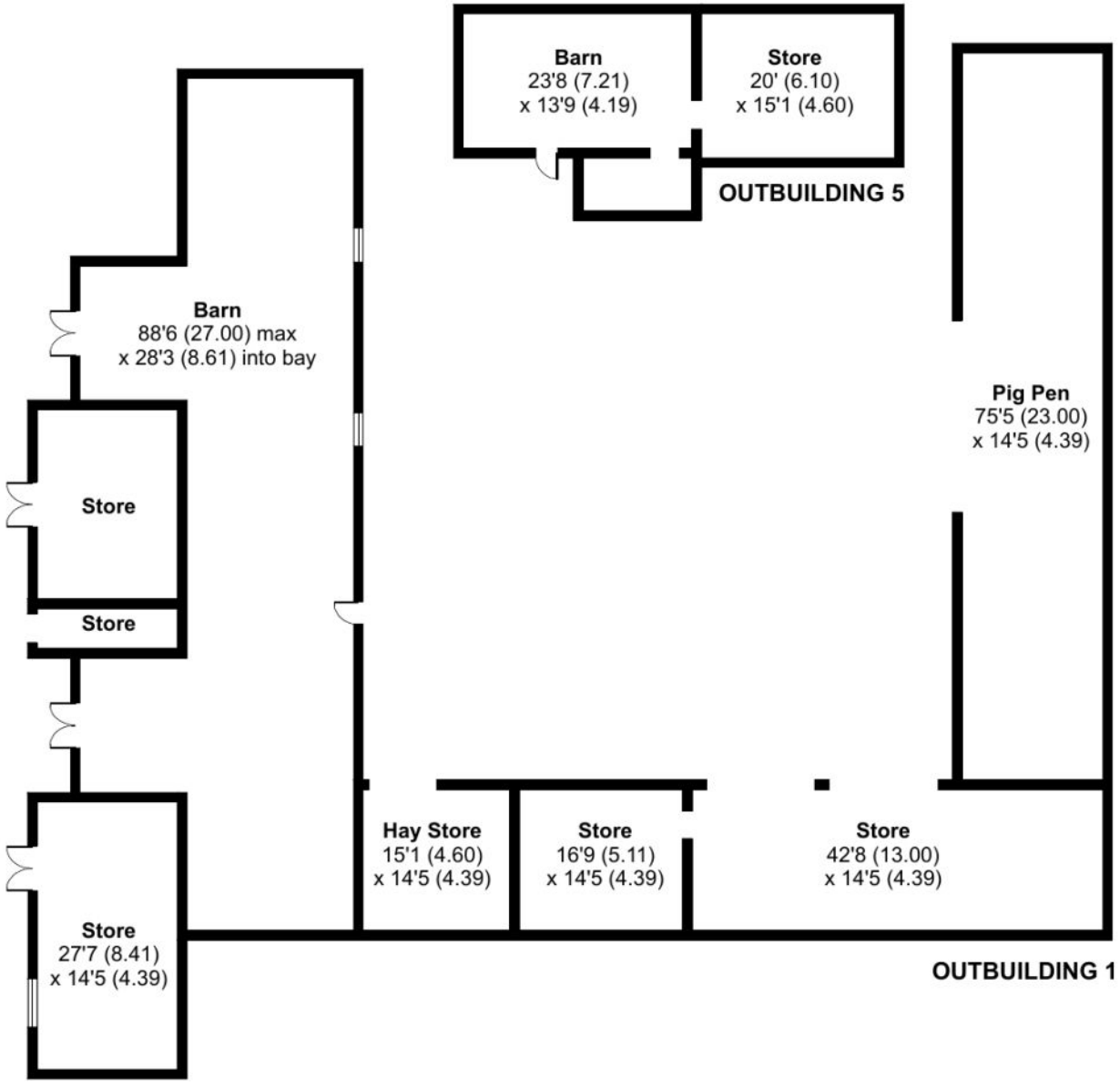
Dunmow Road, Fyfield, Ongar, CM5

Outbuilding(s) = 5555 sq ft / 516.1 sq m

For identification only - Not to scale



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