

# Great Easton Manor

**Region:** The South East   **Sleeps:** 18

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## Overview

Nestled in Essex's glorious single-track country near the village of Great Easton, the magnificent 16th century gem Great Easton Manor House offers astonishingly characterful accommodation for up to eighteen guests. It is a period property with swagger and style where you can bring the generations together, party with friends or celebrate a special event. It is perfect for hen and stag parties, anniversaries and big birthdays. Not only will you relish in Great Easton Manor House's beauty where there is charm and character in abundance, you will enjoy a long list of entertainment. This includes a leather seated cinema room with Sky, Netflix and Amazon Prime, a games room, a well-equipped gym, one and a quarter acres of gardens and a fantastic heated outdoor pool. All of this comes in a setting where birds sing, owls hoot and children happily play in a dreamy playground. You can even bring your four legged furry friend along to share your stay in this brilliant holiday home.

If you can bring yourselves to leave the charms of this magnificent property, there is plenty on offer nearby. You can get pampered at the The Retreat in Dunmow, tackle the sky ropes at Great Notley Country Park, enjoy a feeding frenzy at White Elm Petting Farm, shoot the clay pigeons at Fennes Shooting School, admire the snowdrops in the Gardens of Easton Lodge, pick fruit at Wash Farm, taste nectar at The Big Bear Cider Mill, hack across the hills with Maple Pollard Riding Centre or play a round at the pretty Bishop's Stortford Golf Club.

Great Easton Manor House boasts sensational Tudor timbering in many spaces. It pairs perfectly with sumptuous modern furnishings, modern white walls, gorgeous hardwood flooring and the very best fittings and top-of-the-range technology. Four amazing reception rooms ensure that you can always find a quiet spot to



enjoy some me time, a cup of tea and the Sunday newspapers. Great Easton Manor House offers over four thousand square feet of glorious and gracious living. The main living room is stunning with its characterful beams, its lavish corner sofa and its baby grand piano where you can magic up some Mozart. The wood burning stove offers a crackling atmosphere. The dining room is classy and cool with another wood burner if a rural chill descends. The games room offers a pool table and arcade games so you may lose your teenagers for the week. If they are not in the games room, they may be chilling with Netflix in the cinema room along with mood lighting, leather seating and a full Sky package. You can party hard in this Tudor beamed wonder but you can work hard too. The gym offers free weights, a treadmill and multigym and if you really need to catch up on emails, there is a study with a view of the gardens. The conservatory is a great place to relax with your holiday book and to sing along with Sonos. The chef's dream of a kitchen is sensational with a pick of three ovens, an electric one, an Aga and another in the annex. The kitchen is an immensely sociable space with a central island and stools. There is a Nespresso coffee machine for your morning cups of coffee. You may also want to consider arranging a professional chef to prepare gourmet meals for your guests while you chill by the pool. You can dine inside or head out to the terrace to enjoy a meal with a soft breeze and sunshine. You may also want to get your barbecue masters busy!

You will enjoy the sleep of kings in seven gorgeous bedrooms. The main house sleeps ten in five bedrooms plus there are two bedrooms in the annexe. You can also pay a supplement to use comfortable sofa beds to add another four guests. On the first floor of the main house, you will discover a lavish bedroom with a super kingsize bed with an ensuite bathroom and giant Smart television. The second gorgeous bedroom offers a comfy double bed and a delightful garden view. The next is a twin, perfect for children, followed by another double and the last main house bedroom, a heavenly room with a super kingsize oak four-poster bed, an ensuite and another giant Smart television. The two bedrooms in the annexe are both beautiful double rooms. Several of the rooms enjoys

characterful beams. There are four immaculate family bathrooms as well as the two ensuite bathrooms, two in the main house and two in the annexe. The sofa beds are located in the games room and the annexe.

Great Easton Manor House is enveloped by a gorgeous landscaped garden with its fabulous 32 foot swimming pool which is heated to twenty nine degrees from April to October and enjoys its own handy pool house. Your mixologists can prepare cocktails or offer a cold one from the poolside bar while the young ones head off to the trampoline and playground area. The gardens are beautiful and come complete with a pond. You can dine alfresco using the barbecue by the summer kitchen and laze around watching the night stars. The one and a quarter acres of gardens were once part of the Earl of Warwick's estate.

This brilliant property supplies luxury and entertainment in bucket loads. Great Easton Manor House has been sensationally renovated and is the perfect venue for special celebrations. With all of its special treats, happy hens and stags are very welcome. As well as the treats within the house, there are pampering packages available at The Retreat, indoor and outdoor archery, watersports with Curve Watersports and amazing restaurants on the door step. You can also get special celebration meals catered for you at Great Easton Manor House.

## Facilities

Wi-Fi/Internet • Pool/Snooker • Wow Factor • Walk to Village • Indoor Games • Cots (Cribs) • Gym/Fitness Room • Golf Nearby • Games Room • Private Pool • Manor • Instagrammable • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • AGA • Coffee Machine • Ideal for Parties • Ideal for Xmas/NY • Stag/Hen Allowed • Ground Floor Bed & Bath • Smart TV • Outdoor Games • Home Cinema • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Horse Riding

# Interior & Grounds

## The Property:

### Main House

#### *Ground Floor*

- Two entrances
- Drawing Room, with log burner
- Conservatory
- Dining Room (seats 10) with log burner (trestle table can be added on request to seat more, please request)
- Kitchen with aga, electric hobs, big oven, dishwasher fridge freezer and breakfast table (seats four)
- Family TV Lounge
- Pantry
- Boot room
- Utility room
- Office
- WC

#### *First Floor*

- Master super king with sofa, closet and ensuite bathroom with a standing bath, shower and double sink
- Four poster super king bedroom with ensuite bathroom with a shower (the door to access this bedroom is really low, please be cautious)
- Two double bedrooms
- Family Bathroom
- Twin Bedroom
- Shower Room

### Annex

Sleeps 6, with outdoor seating that will seat 4

#### *Ground Floor*

- Open kitchen with cooker fridge freezer
- Sofa bed
- Shower Room

#### *First Floor (which is accessed by two loft / ladder stairs)*

- Two double bedrooms (with low ceiling height and no door)





### *Games Room*

- Sofa bed (can sleep an additional two)
- Pool Table
- Arcade machine

### **Gym/Cinema Annex**

#### *Ground Floor*

- Gym
- Shower Room with sink and toilet

#### *First Floor*

- Cinema (seats 8), with Air Conditioning / Heating

### ***Exterior Grounds***

- Heated Pool with safe pool cove (Open from April to October)
- Outdoor Kitchen with gas cooker + bar
- Large garden
- Small pond (not fenced)
- Children's play area with trampoline, swings, slide
- Terrace with seating area
- Surrounded by horse livery (so you may see horses there from time to time!)
- Parking – Up to 16 cars

### **Additional Facilities**

- Wi-Fi
- Board games
- Sonos speaker
- Two cot's and highchairs available (please request)
- Smart TV's
- Sky package with Sports & Movies, Amazon Prime Video, Netflix
- Coffee machine
- Dishwasher
- Microwave and toaster
- Underfloor heating in bedrooms

## Location & Local Information

Great Easton Manor House enjoys a wonderful location in the Essex countryside. It sits in the tranquil village of Great Easton, close to Great Dunmow. There are many attractions close by if you can possibly leave this heavenly retreat.

Great Dunmow is an ancient small market town which boasts one of the few remaining High Streets in the country to only have independent retailers. It is very pretty and steeped in history, dating back to the Roman times. It is famous for its 'Flitch Trials' which take place every leap year. As mentioned in Chaucer's 'The Canterbury Tales', couples must convince six local bachelors and six maidens that they have never wished themselves un-wed for a year and a day. If successful, the couple receive a flitch of bacon as a prize. Every third Saturday in September, the town hosts a family carnival, one of the largest rural carnivals in the UK. The Great Dunmow Maltings is an award winning restoration of a Grade II listed building. The town offers great restaurants, boutique shopping, charming pubs and a spa where you can head for some pampering.

There are lots of beautiful walking trails locally or you can head to The Gardens of Easton Lodge, an idyllic haven in a Gothic-style stately home. The gardens have been partially restored to their former glory by a team of dedicated volunteers and the owners of Warwick House. Their Snowdrop Days are lovely with carpets of the beautiful plants to admire. The gardens showcase Harold Peto's grand garden designs. The Italian garden is always colourful and the walled kitchen garden well-stocked with fruit and vegetables. In 1086 there was a Roman fort on the site and the settlement of Little Easton was documented in the Domesday Book as Estaines Parva. In 1590, Elizabeth I granted the 10,000 acre Manor of Estaines to Henry Maynard as a reward for his duties as Private Secretary to the Lord Chancellor and Treasurer to the Queen. Later his daughter inherited Easton Lodge and the estate and married Lord Brooke, heir to the Warwick title and estate. In 1901 The Countess of Warwick



commissioned Harold Peto to redesign the gardens for her. Following her death, the War Office requisitioned Easton Lodge for use and thousands of trees were felled to create Great Dunmow Airfield on the estate. The estate was returned to her son in 1950. Later the west wing was sold, restored and renamed Warwick House. Their gardens were opened in 1985 and ten years later they got permission to restore the Gardens of Easton Lodge. The work was taken over by a trust who to this day are restoring the beauty that was created all those years ago.

The Big Bear Cider Mill was formed in 2015 with a mission to turn a passion for apples into quality hand crafted cider. Back in the 60's and 70's Essex orchards were ripped up to make way for gravel pits, with the gravel being known as Essex gold. They purchased a disused pit and regenerated it to a thriving orchard with over twenty varieties of apple and three thousand trees. They harvest the apples in the autumn and ferment them. It is a popular stop. You can also pick fruit at the local Wash Farm or book a day of brewing experience at Bishop Nick.

There are some great sports opportunities available such as hacking across the hills with Maple Pollar Riding Centre in Bishop's Stortford or clay pigeon shooting in one hundred acres of north Essex countryside and woodland at the Fennes Shooting School with trap towers up to 120 ft. Visitors can pay and play on Monday to Fridays at the Bishop's Stortford Golf Club.

## Local Amenities

Nearest Airport	Stanstead Airport (8 km)
Nearest Town/City	Great Dunmow (5 km)
Nearest Village	Great Easton (0 km)
Nearest Restaurant	The Swan (0.3 km)
Nearest Supermarket	Tesco Superstore (5.3 km)

Nearest Golf	<b>Bishop's Stortford Golf Club</b> (16.7 km)
Nearest Beach	<b>Brightlingsea Beach</b> (73.2 km)



## What we love

- Great Easton Manor is a fantastic property where you can bring the generations or your favourite people together for special celebrations or just to enjoy each other's company
- The house has been beautifully renovated to offer indulgent luxury and many special treats along with the charm and character of its ancient past
- Guests enjoy phenomenal spaces for entertainment such as the leather seated cinema, the games room, the enchanting living room and glorious gardens with a pool, terrace, bar and summer kitchen

## What you should know...

- If you have more than fourteen guests, there are two sofa beds available in the games room and annexe which can be offered for an additional fee
- Please keep an eye on young children around the pool and the pond which is not fenced
- Hen and stag parties are welcome. Please let us know if you would like the services of a private chef. Additional day guests are permitted by pre-authorisation only and there may be costs involved
- One dog is welcome for a small additional fee
- Please do not use fireworks at the property
- The due to a low ceiling in the annex the beds are on the ground. Making it idea for kids.

# Terms & Conditions

- **Security deposit:** £1500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Check-in 4.00 p.m.
- **Departure time:** 10.00 a.m
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Yes. One dog welcome at £50 per night - pet policy in place.
- **Changeover day:** Friday.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 2 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** No.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** No.