



Coggeshall Road, Kelvedon



A magnificent example of a Grade II listed country residence, offering seven double bedrooms and four receptions. For further details please call 01277 262600.

Property - Positioned discreetly at the end of a tree line private driveway with far reaching open farmland protecting all boundaries. A further 16th century, Grade II listed Essex barn offers the potential for additional living space if required. Further outbuildings include generous office space, separate studio, and double length garage, combining sympathetically with the Barn to form a beautiful courtyard to the front of the house. Extensive parking is also available to the south facing Georgian frontage. A varied plot of circa 12 acres (stls).

The Georgian features you would expect are clear in both the south and east facing library/study and indeed the south and west facing drawing room, via a beautiful bay window which looks onto the front of the property. Both wonderful receptions enjoy open fireplaces and original shutters to the magnificent sash windows. The sitting room also provides a dual aspect to the east and west with beautiful oak flooring and impressive exposed brick inglenook with brick hearth. It also boasts exposed timbers and the second stairwell leading to the first floor. A further stairwell descends from the sitting room to a ground floor cloakroom and rear door which gives access onto the gardens to the east. (The cloakroom forms part of a striking extension, which also provides two further en suite facilities to the bedrooms above). The Bulthaup kitchen/breakfast room also looks out to the front and indeed through the topiary garden, across the wildflower meadow to the far-reaching boundary beyond the parkland. The kitchen, although modern in design, still retains charm with the benefit of an original bread oven. A good size utility/laundry room serves the kitchen/breakfast room and gives access to the cellar and rear patio. The third stairwell, giving access to the first and second floors, is located between the kitchen/breakfast room and the outstanding formal dining room to the northern wing. This wonderful reception offers solid oak flooring and feature Mullion window, only enhanced by the striking exposed timbers above.

To the first floor there are five generous double bedrooms. Of note the master, located in the Georgian wing offering a southeast exposition, Victorian feature fireplace and raised en suite bathroom with marble enclosed bath. The adjacent bedroom is also located within the Georgian wing. Currently utilised as a substantial master dressing room again offering beautiful views to the south and west. There are three further good size double bedrooms to the first floor with a spiral staircase leading to the top floor providing a two further double attic bedrooms. These bedrooms all offer outstanding views of the surrounding grounds and/or countryside beyond and are served by a lovely family bathroom and second Duravit en suite.

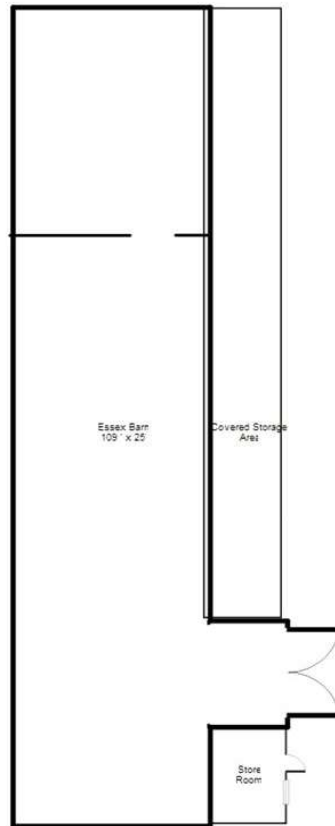


Location

The property is set within 12 acres of mixed grounds. The five acres of formal gardens have been extremely well considered in their landscaping and exposition, offering a fantastic English country garden theme including rose gardens and fantastic part walled topiary beds with cut pathways leading through to a wildflower meadow, continuing into the adjoining seven further acres of stunning pastureland, protected by the River Blackwater to the eastern boundary. It is important to note that this rear section of the plot now offers a fantastic parkland feel due to the 100 oak trees, descended from the "Marks Hall oak" which were planted 17 years ago. The grounds both formal and pasture provide an abundance of local wildlife including deer, otters, badgers, and buzzards.

The walled rear patio steps down to the previously mentioned topiary garden and gives access to a decent size outbuilding housing a sauna, jacuzzi and shower facilities. The previously mentioned Essex barn is also Grade II listed under the curtilage of the property and is one of the finest examples we have seen. Not just in size (5,000 sq. ft) but also in condition. The barn is also supplied with power and water with an adjoining workshop, brick flooring and two further gardener's toilets located to the opposite end. Further outbuildings which are also in excellent condition, both internally and externally, currently provide fantastic commercial/office space, a double length garage, which is accessed from the previously mentioned tree lined driveway and a vaulted study. All these outbuildings are extremely well insulated, alarmed, and hard wired to the house.

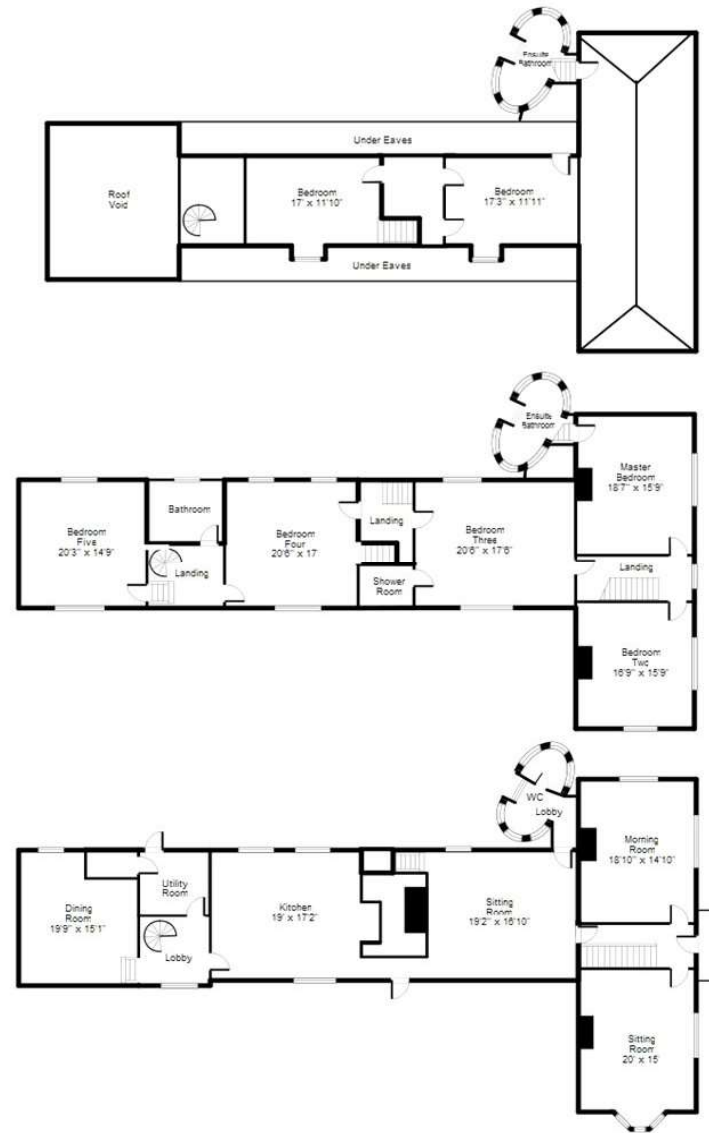




Essex Barn
Approx Gross Internal
Floor Area
3,085 sq ft (287 sq mts)

Out Buildings
Principle Garage 41' 13'6" x 12'6"
Workshop 25' x 13'6"
Studio 1 33'6" x 18"
Studio 2 18' x 13'9"
Studio 3 33' x 14'
Garage 2 15'2" x 11'6"
Central Shed 33' 13'6"

Approx Gross Internal
Floor Area of Outbuildings
2,825 sq ft (260 sq mts)



Approx Gross
Internal Floor Area
5,750 sq ft (534 sq mts)

This plan is for room identification only and is not to scale.

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