



# Detached period house overlooking the village green

**25 The Green, Writtle, Chelmsford, Essex, CM1 3DT**

£795,000 Freehold



- Period features throughout including original fireplaces
- Prime village location with good access to Chelmsford and the city
- Lovely outlook over the village green
- Walking distance to local shops
- Three generous bedrooms
- Lovely cottage-style rear garden
- Detached garage

#### Local Information

*Chelmsford Station 2.4 miles (Liverpool Street from 34 minutes), A414 0.6 miles, A12 4 miles, M25 14 miles, Stansted Airport 19 miles.*

Detached period cottage. Central to the village. Three reception rooms. Cottage-style gardens. Many period features. Shops and schools close by. Overlooking the village green.

#### Location

The property occupies a very special position overlooking the village green at the heart of Writtle village, just 2.5 miles west of Chelmsford. The city provides an excellent choice of amenities including a bustling shopping centre, three superb private prep schools, two outstanding grammar schools, a well-known independent school (New Hall), a station on the mainline into London Liverpool Street and access onto the A12, while the renowned Felsted School is only 12 miles to the northeast and Stansted airport 19 miles to the northwest.

Writtle has been described as 'one of the loveliest villages in England' and boasts a picturesque village green complete with duck pond and a Norman church. There is an excellent choice of shops

including a post office, a butcher's shop, a delicatessen, a supermarket and a number of highly regarded restaurants and pubs. It has a pre-school, a primary school and a senior school and is also home to Writtle College, one of the UK's oldest and largest agricultural colleges.

#### About this property

The house lies in the village's conservation area although is not listed. It is believed to date from 1730 with latter additions to the rear. It is approached through an entrance vestibule into two front-facing sitting rooms which are segregated by a redbrick fireplace with twin opening - one containing a log burner, the other a living flame gas fire.

The rooms feature some exposed timbers and overlook the front. At the rear is a good sized reception room with double doors onto the garden which provide a good deal of natural light. Adjacent, the kitchen is fitted with painted units topped with granite surfaces and includes a built-in oven and hob, dishwasher, fridge/freezer and an Everhot range (subject to negotiation). There is access from the kitchen into a back lobby, utility room and cloakroom.





A first floor galleried landing overlooks the back reception room. The principal bedroom, situated at the rear of the house, has an en suite shower room, whilst at the front, overlooking the green, are two further bedrooms featuring fireplaces, exposed timbers and sash windows. The bedrooms are served by a family bathroom featuring a slipper-style bath.

#### Outside

There is a small area to the front retained by wrought-iron railings.

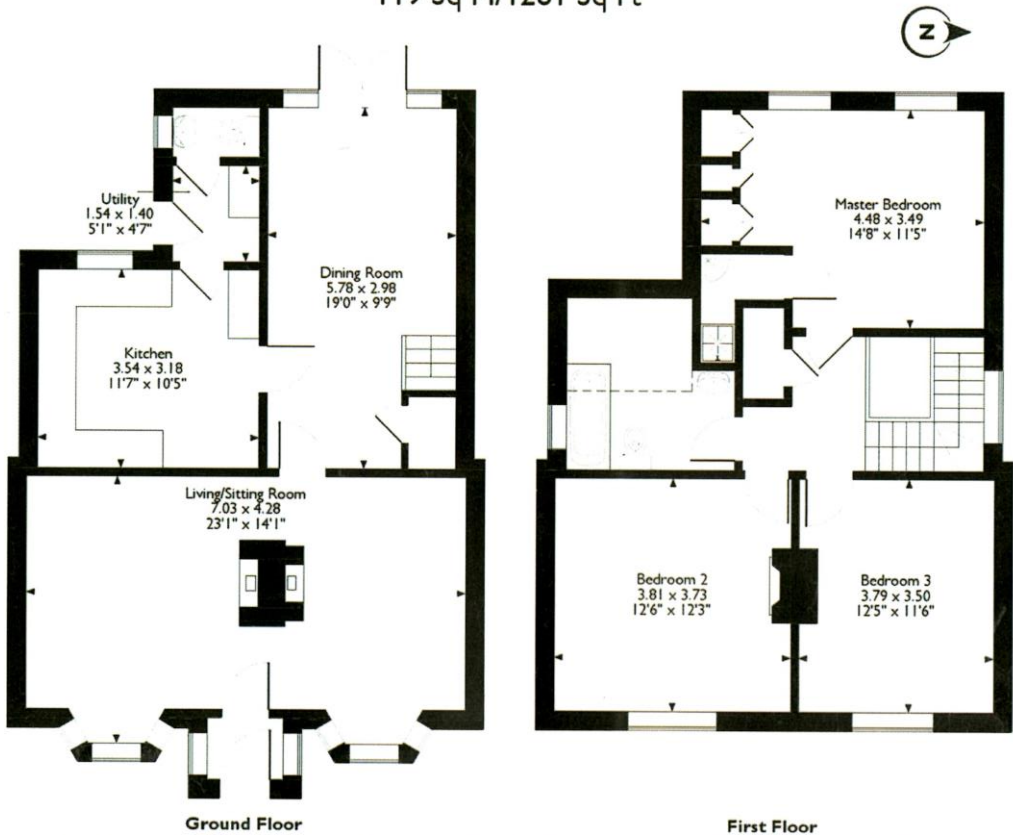
At the rear, a split-level cottage garden offers a great deal of privacy. Fully walled and planted for year round colour and interest, the area contains a garden pond and provides access into the detached garage. The garage is approached from the adjoining lane.

#### Directions (From Chelmsford)


Proceed west out of Chelmsford on Writtle Road towards Writtle. Continue for approximately a mile turn and then turn left beside the village pond. Continue to the top of the lane and the house will be found ahead of you.



The Green Writtle, Chelmsford  
Approximate Gross Internal Area  
119 Sq M/1281 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	55	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	55	74
(39-54)		
E		
(21-38)		
F	55	74
(1-20)		
G	55	74
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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