



# THE BLACK MILL

WHEELERS LANE, NAVESTOCK, BRENTWOOD, ESSEX



# THE BLACK MILL

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BRENTWOOD, ESSEX

**A Grade II listed landmark  
building amidst open  
countryside**

- 4,389 sq ft house
- 1,991 sq ft garage and workshop
- Reception hall
- 3 reception rooms
- Study
- Kitchen
- Utility room
- Ground floor cloakroom/shower
- 4 first floor bedrooms
- 2 bathrooms (1 en suite)
- Extensive unconverted 2nd floor attic space
- Garaging and workshop
- Gardens

M25 (junction 28) 3.4 miles, Brentwood 3.2 miles (rail service to London, Crossrail from 2018/19), Shenfield 4 miles (rail service to London, Crossrail from 2018/19), Stansted Airport 22 miles.

## SITUATION

The Black Mill is a notable landmark building situated amidst open countryside to the northwest of Brentwood. Despite the property's rural surroundings the location offers good access to major roads, rail networks, towns and villages. Brentwood and its neighbour Shenfield provide a good range of shopping and recreational facilities and both have fast and frequent rail services to Stratford and London's Liverpool Street.





To the north is the old market town of Chipping Ongar which has an excellent choice of local boutique shops together with supermarkets (Tesco and Sainsbury's). There are some very well regarded schools in the area including the renowned Brentwood School. International airports at Stansted (22 miles) and London City (33 miles) offer flights to a range of European destinations.

## HISTORY AND DESCRIPTION

The Black Mill is listed Grade II of Architectural or Historical Interest and was constructed as a steam mill in c.1850. Built on a heavy timber frame, the house has striking black weatherboard elevations under a slate roof with a projecting gabled hoist loft with ornamental barge boards and an elaborate wrought iron weather vane. The mill was converted into a residential dwelling in 1985 and now provides versatile accommodation over two floors with an unconverted attic and mezzanine area.

## ACCOMMODATION

From within the garden the reception hall is approached through a set of double doors with access to a hall, off which is a study and snug situated at the front of the building, and a ground floor shower room to the rear. A door from the hall opens into the principal reception room, dual aspect with double doors opening onto the garden. The kitchen is fitted with a range of modern, Shaker-style units with contrasting eye level cupboards, integrated Siemens appliances including dishwasher, double oven with integrated microwave and induction hob. Adjoining is a large utility room with butler sink, water softener and space for white goods. In the east wing of the ground floor lies a large second reception room, 25.2' x 21.3' with double doors opening onto the garden and direct access into the workshop and garage extending to 1,991 sq ft. A versatile space with vaulted ceiling and exposed trusses, the area may well lend itself for the conversion to further accommodation for an independent annexe, subject to obtaining the necessary consents.

On the first floor the spacious landing features an exposed timber floor and some lovely exposed timber pillars. Ledge and brace-style doors provide access to all rooms and windows to the front overlook the open countryside. The master bedroom is a beautiful room with high vaulted ceiling, windows to two aspects and exposed wood floor with matching fitted wardrobes. An en suite bathroom comprises w.c., shower cubicle, bidet and traditional-style bathtub. There are three further double bedrooms and a family bathroom. A pull-down ladder from the landing provides access to extensive second floor attic space with further steps rising to a mezzanine level housing the water tanks.



# FLOORPLANS

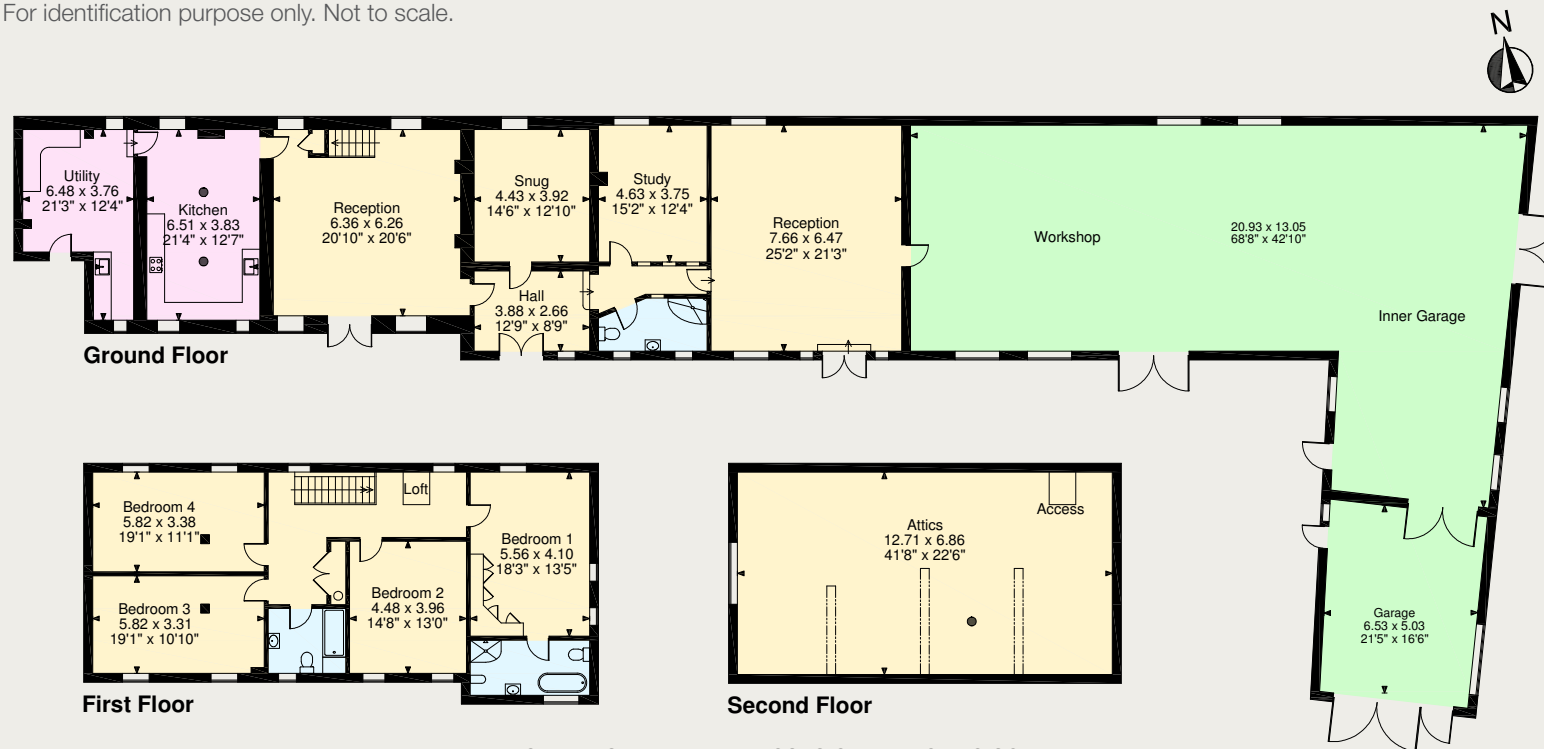
Gross internal area

Main House gross internal area = 4,389 sq ft / 408 sq m

Garage & Workshop gross internal area = 2,374 sq ft / 221 sq m

Total gross internal area = 6,763 sq ft / 629 sq m

For identification purpose only. Not to scale.



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## OUTSIDE

The Black Mill occupies the junction at Princes Road and Wheelers Lane. There is off-lane parking for three cars adjacent to the garage and a secure gate opens into the secluded gardens enjoying a southerly aspect predominantly lawned and including a triangular terrace immediately adjoining the reception room and entrance hall.

## GENERAL INFORMATION

**SERVICES** Mains water and electricity.

Private drainage. Gas central heating.

**POSTCODE** CM14 5RN

**VIEWING** Strictly by prior appointment with the sole agents Savills.

## DIRECTIONS

From Wilson's Corner proceed north on the A128 towards Kelvedon Hatch and Ongar. Continue along the straight mile turning left at Crown Corner signposted Alec's Restaurant into Old Crown Lane, taking the first turning on the left into Navestock Side passing Alec's Restaurant on the right-hand side. Continue for half a mile where the Black Mill will be seen on the right-hand side on the corner of Princes Road and Wheelers Lane.

SAVILLS CHELMSFORD

chelmsford@savills.com

01245 293233

savills.co.uk

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