



# PARSONAGE BARN

SCHOOL LANE, BROOMFIELD





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**A stunning conversion of a  
4,369 sq ft Essex barn on the  
fringes of Chelmsford City**

- Magnificent vaulted 54 ft living areas
- Sumptuously appointed kitchen/breakfast room
- 4 en suite bedrooms (2 ground floor)
- Utility room
- Cloakroom
- Detached cart lodge & garage
- 0.3 acre gardens

**IN ALL ABOUT 0.754 ACRES INCLUDING THE FRONT  
GREEN AND SHARED AREAS**

Chelmsford railway station 2.5 miles, A130 2 miles, A12  
(junction 19) 4 miles, Stansted Airport 23 miles, Canary  
Wharf 38 miles.







## SITUATION

Parsonage Barn is situated in a semi-rural location on the northern fringes of Chelmsford in the village of Broomfield. Local shops and traditional pubs can be found in the village, as well as nearby Great and Little Waltham. Chelmsford city centre, 2.8 miles to the south, is a vibrant and cosmopolitan area, with many bars, restaurants, shopping, educational and recreational facilities, including a mainline rail service to Stratford and London's Liverpool Street. Stansted Airport is within 18 miles and can be approached from the A120 bypass, which links directly onto the A130. Nearby schools include King Edward Grammar School, Chelmsford County High School for Girls and New Hall. Further afield are Felsted and Brentwood schools, all within driving distance.

Listed as Grade II of Architectural or Historical Interest, Parsonage Barn is understood to date from 1670 and an extract from the listing states: "7 bays with 2 gabled entrance bays projected to the front. The barn has braced and tied beams and braced perkins. Roof tiled."

Parsonage Barn is a state-of-the-art conversion finished to exacting standards, offering a wealth of light and versatile accommodation. Key features include an 54 ft living room with stunning two-storey-high vaulted ceilings which is open plan to a bespoke fitted kitchen/breakfast room with adjoining utility room. There are four en suite bedrooms, two on the ground floor with the two first-floor bedrooms at either end of the barn approached over glass and stainless steel staircases.

Parsonage Barn has an "interior design" feel exemplified by the thought and energy that has gone into creating such a beautifully presented home. The tasteful decor and overall feeling of space is enhanced by the high vaulted ceilings and deep windows, many of which provide lovely views over the grounds

## ACCOMMODATION

A wide entrance door opens into a beautiful reception area finished with a clay brick floor, which complements richly-coloured exposed timbers which extend into a vaulted ceiling. At the front, a full-height glazed screen overlooks private greensward and the entrance area opens into the central living room featuring two stainless steel and glass staircases at either end, contrasting with the beautiful range of exposed timbers rising two storeys into a vaulted ceiling. Substantial studwork creates living zones within an overall area of some 2,000 sq ft. At the far end of the room lies the kitchen/breakfast room fitted with a range of bespoke units and overlooking the property's grounds. Adjacent is a good sized utility room and cloakroom. Further accommodation on the ground floor provides two en suite bedrooms, both with high quality bathrooms. There are two further en suite bedrooms at either end of the barn, which enjoy lovely views over the grounds and countryside beyond.

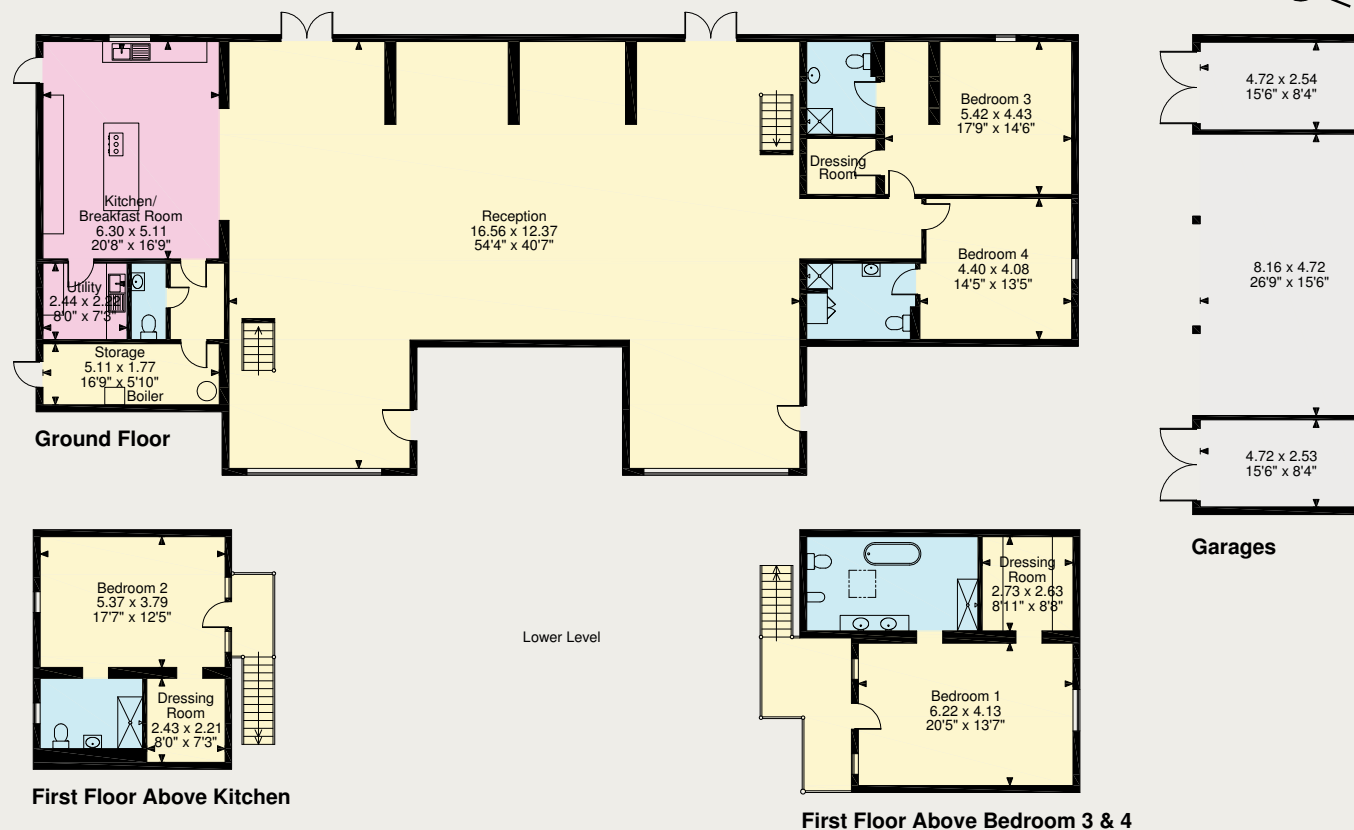
# FLOORPLANS

Main House gross internal area = 4,369 sq ft / 406 sq m

Garages gross internal area = 684 sq ft / 64 sq m

Total gross internal area = 5,053 sq ft / 469 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

A drive leads into a spacious courtyard with a private, central green owned by the barn and there are two neighbouring period properties, and all three once belonged to Parsonage House, a nearby property. The gardens extend to about 0.3 acres. There is a large terrace, ideal for al fresco dining, and an expanse of lawn which continues to a gravel drive, which passes beside the barn and gardens to a detached treble cart lodge with two adjoining garages at the rear of the garden.

## GENERAL INFORMATION

**SERVICES** Mains water, gas, electricity and private drainage.

**POSTCODE** CM1 7DS

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

**DIRECTIONS** From Chelmsford city centre continue on the Broomfield Road for approximately 2 miles, turning opposite The Angel pub into School Lane. Proceed along this lane for about half a mile and just before entering the open countryside turn left into the drive where Parsonage Barn will be found ahead of you.

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