A beautifully presented listed house, Essex barn and annexe surrounded by 25 acres
Substantial refurbished and extended principal residence • Restored Essex barn for social occasions • 3 bedroom detached annexe and gym • Garaging • Swimming pool • Listed moat • 110m drive with gated entrance

About 25.4 acres – single block of land

Ramsden Heath village: 0.25 miles; Stock village: 3 miles; Billericay: 3.3 miles (rail service to Liverpool Street); A12: 4.3 miles (all mileages are approximate)
Situation
Chithams, is situated midway between Ramsden Heath and Billericay in south Essex and was purchased by the current owners in 2009. It has since been the subject to thoughtful extension and restoration using the very best materials. Ramsden Heath provides a village centre with a shop, coffee shop, two pubs, village tennis courts and a C of E primary school. To the north, in Stock, there is a more comprehensive range of village facilities including pubs/eateries, a restaurant, a library, village schools and a C of E primary school. Also within Stock village is the renowned health and spa country club at Greenwoods. Chelmsford city, which lies 8.5 miles away, offers a more comprehensive and cosmopolitan centre with a good choice of restaurants and shops which includes the new Bond Street development with John Lewis at its heart. Rail services can be found at Billericay, Wickford, Chelmsford and Shenfield, with Crossrail due at Shenfield between 2020 and 2021.

Description
Chithams enjoys an idyllic setting approached over an 110m drive, shared with 2 other houses, to an electric gated entrance. Set in its own grounds, which are partly moated and extend to about 25 acres, and surrounded by attractive countryside, the house, which is listed as Grade II of Architectural Interest, dates from 1395 with 17th and 21st century additions.

Offering a wonderful first impression as you enter the hall, Chithams has a lovely vista through the centre of the house into the meadows beyond. A beautiful staircase provides the focal point to the reception area and provides access to a sitting room, a home cinema, a drawing room and the kitchen. The sitting room features some beautiful exposed timbers, fitted book shelving and a red-brick fireplace. On the opposite side of the hall is a home cinema with concealed cupboards along one wall and a fixed screen for use with an overhead projector. The elegant drawing room has deep windows and double doors, flooding the room with natural light and providing access onto a covered veranda and overlooking the property’s grounds. The room features a beautiful stone fireplace with wood burner.

The kitchen/family room showcases a custom-built kitchen by Simon’s Kitchens of Colchester, superbly matched to complement this high quality period house. The kitchen is fitted with Shaker-style colour-washed units topped with white quartz stone and incorporates integrated appliances – two fan ovens, a Neff hob and extractor hood set within an alcove, a microwave, a coffee maker and a Norcool two-zone wine fridge. A substantial island provides the focal point for this stunning area with a butler sink unit and Quooker hot tap, two integrated dishwashers, two glazed plate cupboards and a wine rack.

A second landing, which is approached via its own staircase or from the principal landing, features some magnificent exposed timbers including a crown post. This area is ideal as an annexe or independent area for the young adult and includes a double bedroom with vaulted ceiling and exposed timbers, a study and a shower room.
Outside
The gardens immediately surrounding the main house have been professionally landscaped with colour and interest for all seasons. The estate has a long drive shared with two other houses to an electric set of oak gates opening into a substantial courtyard in front of the Essex barn and garaging. A further five-bar gate opens into a gravelled pathway leading to the house. Adjacent to the pathway are irrigated beds stocked with roses and lavender with a backdrop of lawns with a scattering of specimen trees. A stone pathway in front of the house leads to the hall and to the lawns to the south which are overlooked by a veranda and provide direct access into the adjoining meadows. A terrace wraps around the house to the rear with a large area behind the kitchen/family area which enjoys the afternoon sun and is ideal for al fresco dining. There is a bridge over the most into the meadows beyond owned by the property. To the north of the house is an area of woodland which includes two notable outbuildings and beyond is a large field fronting onto Heath Road. To the south of the house is an in-ground enclosed swimming pool with substantial paved surround which provides for a lovely entertainment area and is secured by gated picket fencing. Surrounding the house is a listed moat with a water flow controlled pump.

Immediately opposite the house is a detached timber framed Essex barn with black weatherboard elevations under a new clay-tiled roof. Attached to the barn are stores and garaging. The barn has been designed as a great area for social events, principally one large room extending to 51’ by x 31’ with a two-storey high vaulted area rising into the eaves. At one end is a mezzanine level approached via a staircase from within the barn. Adjoining the main area is a kitchenette, cloakroom and preparation area.

Beyond the barn to the east is a detached single-storey annexe offering versatile accommodation comprising a kitchen/living area fitted with a range of Shaker-style units with integrated oven, hob, hood and dishwasher. The main bedroom has a vaulted ceiling with double doors overlooking paddocks. There are two further bedrooms, a bathroom and beyond another room used as a gym or possibly a third bedroom with en suite shower room with fitted bespoke shower cubicle with body jets and steam.

The land forms a single block of pasture fields, which are segmented by mature hedgerows and a scattering of oak trees. Part of the land is being used for grazing for a neighbour’s horses on an informal arrangement, which may be continued under separate discussions.


Note: Please note that the field fronting Heath Road is subject to an overage clause in favour of the vendors so that if planning permission is granted to build residential property, an uplift payment will be made to the current owners or their successors. Details available from the vendor’s agents.

Directions: From the A12 at Galleywood, proceed south on the B1007 towards Stock. Continue up the hill passing The Ship pub on your left-hand side, taking the next turning on the left into Downham Road. Continue along Downham Road for approximately 2 miles until you reach the T-junction. Turn right signposted to Ramsden Heath and continue to the centre of the village. At the T-junction turn right and the entrance will be found on the left-hand side, a drive to the right of No 85 Heath Road.

Postcode: CM11 1HS

Viewing: Strictly by prior appointment with the sole agents Savills.
FLOORPLANS

Approximate Area = 506 sq m / 5447 sq ft
Garage = 30.8 sq m / 331 sq ft
Annexe = 147.9 sq m / 1592 sq ft
Christmas Barn = 204.2 sq m / 2198 sq ft
Store = 14.5 sq m / 156 sq ft
Total = 903.4 sq m / 9724 sq ft (Excluding Void / Open Areas)
Including Limited Use Area (15.9 sq m / 170 sq ft)

Christmas Barn - Ground Floor
Area = 179 sq m / 1927 sq ft
(Limited Use Area = 0.7 sq m / 7 sq ft)
(Not Shown in Actual Location / Orientation)

Christmas Barn - First Floor
Area = 25.2 sq m / 271 sq ft

Annexe
Area = 147.9 sq m / 1592 sq ft
(Limited Use Area = 5.8 sq m / 62 sq ft)
(Not Shown in Actual Location / Orientation)

Includes
- Garage = 30.8 sq m / 331 sq ft
- Annexe = 147.9 sq m / 1592 sq ft
- Christmas Barn = 204.2 sq m / 2198 sq ft
- Store = 14.5 sq m / 156 sq ft

Total = 903.4 sq m / 9724 sq ft (Excluding Void / Open Areas)
Including Limited Use Area (15.9 sq m / 170 sq ft)
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