



FOLKS & CROWS

EASTER FARM, HIGH EASTER, NEAR CHELMSFORD



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CHELMSFORD

**An attractive period house
and “annexe” in a secluded
rural setting.**

- Secluded country house with “annexe”
- Gardens and grounds adjoining farmland
- No ongoing chain
- 2 receptions
- Kitchen/breakfast room
- Conservatory
- 3 bedrooms
- Bathroom
- Utility room
- “Annexe” – cloakroom, canopy and outside shower
- “Detached barn” 819 sq ft*

About 1 Acre

Great Dunmow: 6.3 miles;

Stansted Airport: 10.4 miles;

Chelmsford city: 10.5 miles (rail service to London);

M11 (junction 8): 12 miles.

DIRECTIONS

From Chelmsford take the A1060 towards Bishop's Stortford. Continue through Boyton Cross. Turn right signposted The Easters. Proceed through Good Easter following the signpost to High Easter and continue to the top of the hill, turning left into Slough Road. Continue along this lane, passing over the brook and at the junction turn right where the entrance will be found as the first property on the right-hand side.





SITUATION

Folks & Crows is set amidst beautiful open countryside on the outskirts of the village of High Easter. The village, which is renowned for its restaurant "The Punchbowl" remains quintessentially English with, amongst other things, a cricket pitch and a picturesque village church.

To the north of High Easter is the market town of Great Dunmow, which provides a good range of shops and restaurants and for a more comprehensive range of facilities Bishop's Stortford and Chelmsford city lie close by. There are schools for all ages in the three towns and private schooling found at Felsted and Chelmsford, the latter with two grammar schools.

For the commuter there is a mainline railway station from Chelmsford into London Liverpool Street and both junction 8 of the M11 (which interconnects with junction 27 of the M25) and Stansted Airport are within 15 miles of the house.

DESCRIPTION

Folks & Crows is an attractive house with period origins, extended in 1976, providing well-planned three bedroom accommodation. At the front of the house is a delightful kitchen/breakfast room finished with cream-coloured units with wood-block-style working surfaces, Zip boiling/cooling tap, matching eye level cupboards and contrasting slate-style floor. Adjoining is a dual-aspect living room finished with a parquet floor and featuring a red-brick fireplace with log burner. Double doors open into a conservatory overlooking the rear gardens. In addition there is a dining room, boiler room and utility room on the ground floor.

The first floor has three good-sized bedrooms. The master bedroom enjoys a vaulted ceiling, exposed wooden floor and red-brick fireplace with wood burner. Windows to the front and rear overlook the adjoining farmland and the property's grounds. There are two further bedrooms, both with double wardrobes and a bathroom.

OUTSIDE

The property is well screened from a quiet country lane approached over a long gravel drive providing parking for several vehicles. The plot extends to about an acre and is surrounded by farmland and protected by a bank of mature trees and shrubs.

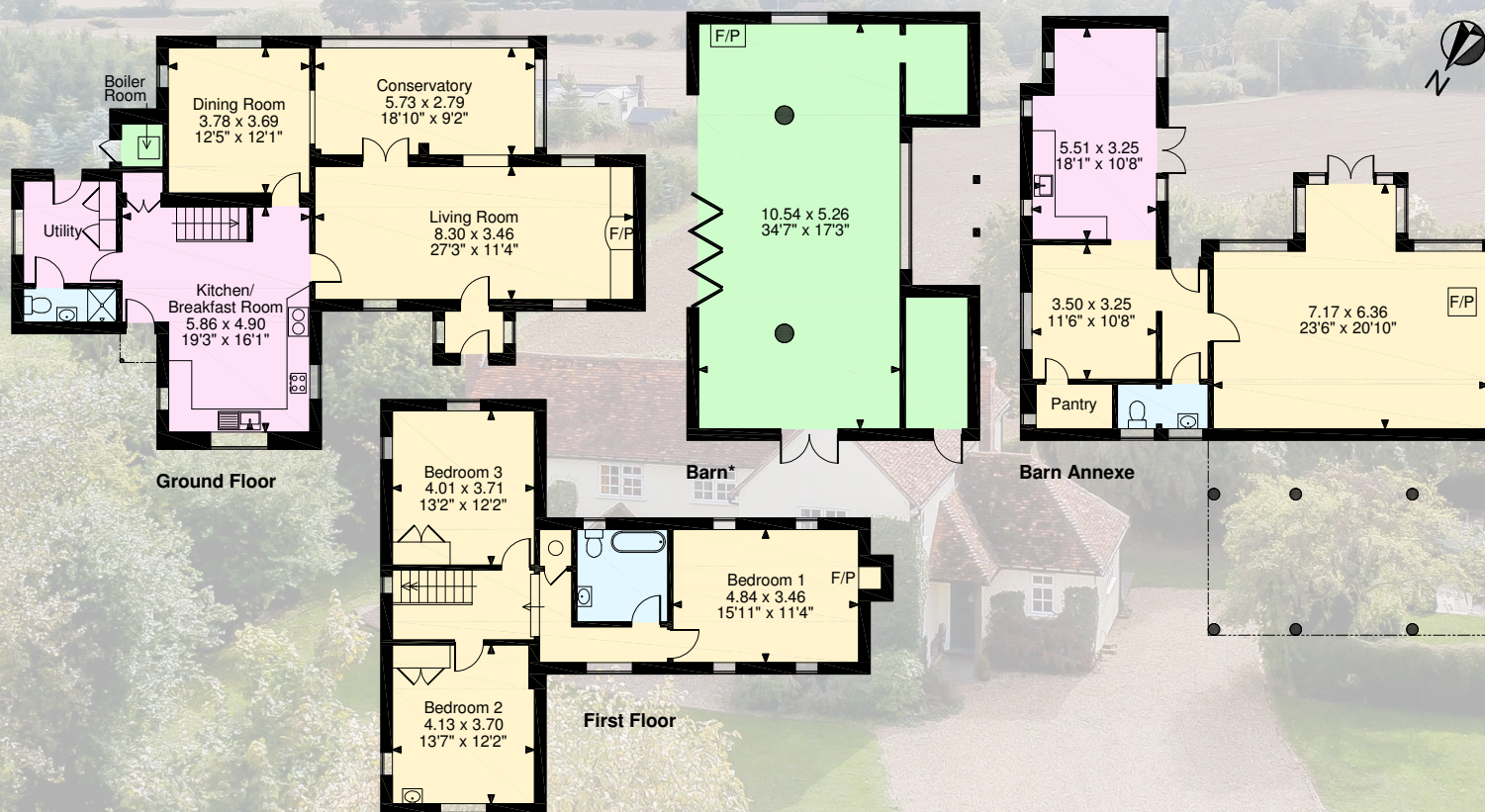
FLOORPLANS

Main House gross internal area = 1,782 sq ft / 166 sq m

Barn* gross internal area = 707 sq ft / 66 sq m

"Barn Annexe" gross internal area = 819 sq ft / 76 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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The front third of the grounds are lightly wooded and include seasonal ponds. Beyond is a "detached annexe" of timber frame construction under a slate and tiled roof, a particularly attractive building extending to about 819 sq ft and attached behind is a pitched-roof canopy with a paved terrace beneath, open shower, hot tub and sauna, an ideal area for al fresco dining and entertaining. Beyond and adjacent to the main house is a detached weatherboard barn of 707 sq ft* - please speak to one of our agents regarding this building.

GENERAL INFORMATION

SERVICES Mains water and electricity. Private drainage.

POSTCODE CM1 4RD

VIEWING Strictly by prior appointment with the sole agents Savills.

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