



# LANGFORD HOUSE

LANGFORD, NEAR MALDON, ESSEX





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An attractive period-style house with a delightful garden and small well stocked fishing lake

- Master bedroom suite (with dressing rooms and en suite bathroom)
- 4 further bedrooms (one en suite)
- Family bathroom
- Drawing room
- Sitting room
- Dining room
- Living room
- Study
- Gym
- Kitchen/breakfast room
- Conservatory
- 2 cloakrooms
- Utility room
- Part could be used as a self-contained annexe
- Range of outbuildings
- Garaging
- Garden
- Small fishing lake

ABOUT 1.6 ACRES

Maldon: 2.3 miles, Hatfield Peverel: 4 miles (London Liverpool Street from 38 minutes), access to A12 at Hatfield Peverel, Chelmsford: 11.4 miles (London Liverpool Street from 32 minutes)







## SITUATION

Langford House is located in the village of Langford located to the north west of the town of Maldon on the road to Wickham Bishops. Maldon provides the main shopping and leisure facilities, including a Marks & Spencer, two major supermarkets, a wide range of shops, including a butcher, fishmonger and greengrocer, several boutiques and a number of restaurants. To the west, Chelmsford, and to the north, Colchester, offer a further range of shopping and educational facilities including a variety of excellent state and private schools. For the commuter there are train services at Hatfield Peverel, Witham and Chelmsford to London Liverpool Street.

## DESCRIPTION

Langford House is constructed of brick under a tiled roof, built in a period style by the present owners exemplified by the use of exposed oak timbers internally (not structural), the use of oak throughout the house and leaded light windows. A front door opens into an entrance hall with a limestone tiled floor continuing into the dining room, cloakroom, kitchen, utility room and conservatory. Doors off the hall open into the drawing room with a wide brick fireplace, leading through to the sitting room/games room, both of which have doors to the rear garden. Off the inner hall is the dining room, a cloakroom and a well fitted kitchen/breakfast room fitted in a French style with a range of wall and floor units with granite worktops, a Lacanche range and a central island unit with a door through into the conservatory. The remaining ground floor accommodation could be used as a self-contained annexe with interconnecting doors with the main house. It has a separate access and therefore can be incorporated into the house or used as an annexe. This accommodation comprises a living room, a gym, a study, a cloakroom and a utility room with a door to outside. The first floor is reached by a staircase up to the landing. At one end of the house is the master bedroom suite comprising bedroom with doors opening out onto a shallow balcony, an en suite bathroom and two further dressing rooms. There are four further bedrooms, one with an en suite bathroom, and a family bathroom.

## DIRECTIONS

From Hatfield Peverel take the B1019 towards Maldon. At Langford Church turn left into Witham Road (the B018) and the property will be seen a short distance along on the right-hand side.



# FLOORPLANS

Main House gross internal area = 3,893 sq ft / 362 sq m

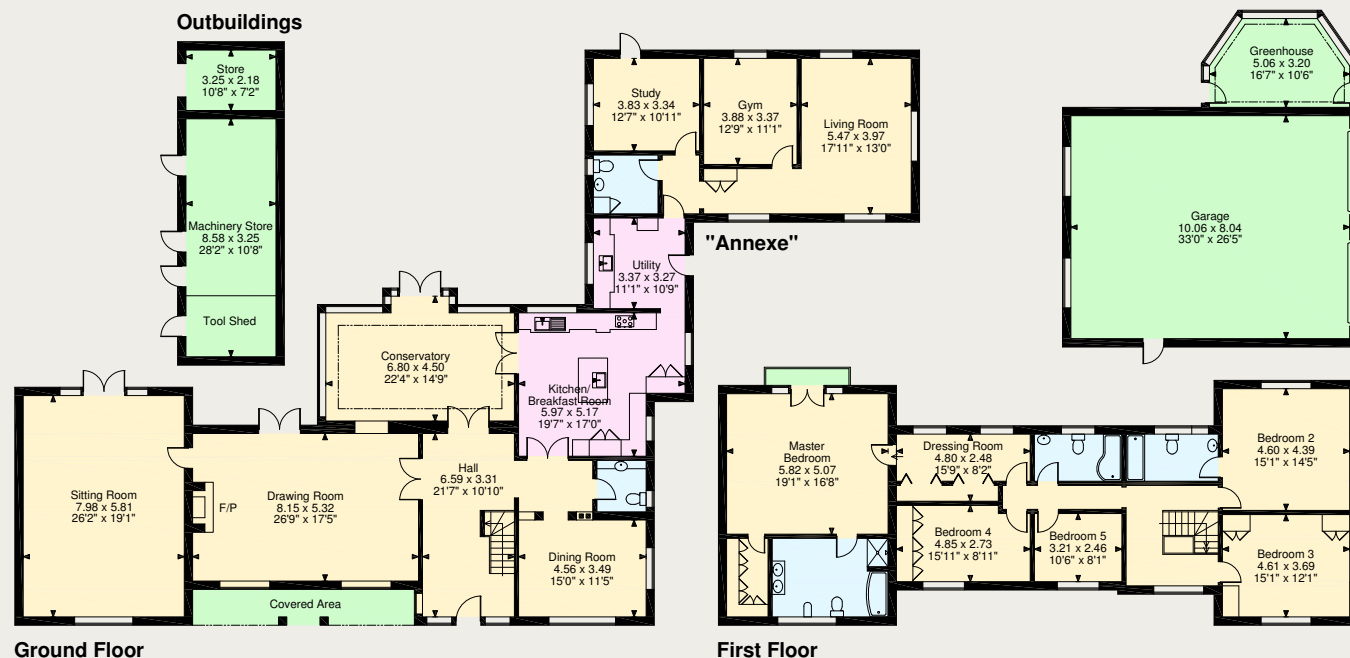
Garage gross internal area = 871 sq ft / 81 sq m

Annexe gross internal area = 693 sq ft / 64 sq m

Outbuildings gross internal area = 387 sq ft / 36 sq m

Greenhouse gross internal area = 153 sq ft / 14 sq m

Total gross internal area = 5,997 sq ft / 557 sq m



**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

Langford House is approached over a gated in/out gravel drive and a central lawn area with a variety of mature trees. A fork off the drive continues to the side of the house to garaging (a steel structure and insulated), opposite which is a range of weatherboard and tiled outbuildings comprising an open storage area, machinery store and tool shed. The main garden extends away from the house, laid to lawn with beds of shrubs and a variety of mature trees. A particular feature of the garden is a small fishing lake, well stocked with carp (Mirror, Common and Leather), roach and rudd.

## GENERAL INFORMATION

**SERVICES** Mains water, electricity, drainage and gas-fired heating.

### NOTE

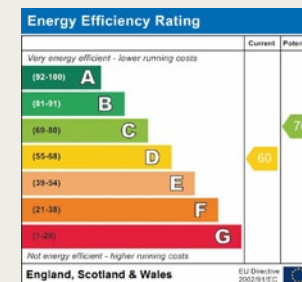
- 1) Langford House is also available to purchase fully furnished, subject to separate negotiation.
- 2) Please note photographs taken in 2018.

### HISTORICAL NOTE

Langford House was previously owned by Lord Byron (cousin of the poet) as was most of the village of Langford. The current Lord Robin Byron spent most of his younger days in Langford House with his nanny.

**POSTCODE** CM9 4ST

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



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