



Grade II listed cottage in Roxwell village

The Ferns, The Street, Roxwell, Chelmsford

£675,000 Freehold





Charming 16th century cottage • Wealth of period features
 • Centrally located in this picturesque village • Enclosed garden
 • Parking and garage facilities

Local Information

Chelmsford: 4.8 miles (Liverpool Street from 34 minutes); A12 (junction 14): 6.4 miles; Ingatestone: 8.2 miles (Liverpool Street from 29 minutes); M11 (Junction 7): 13.8 miles; Stansted Airport: 14.3 miles (London Liverpool St from 47 minutes); Epping underground station: 15.4 miles; Canary Wharf: 35 miles. All distances approximate.

The property is centrally situated in the conservation area within Roxwell, a pretty village dating back some 600 years, and has a great deal to offer its residents including a pre-school and primary school, a post office and general store, a public house (the Chequers, adjacent to the cottage), a village hall and the parish church of St Michael and All Angels. The village started life as a farming community and is surrounded by some beautiful countryside (including the Essex Way to the north) but is only about five miles west of the city of Chelmsford.

The city of Chelmsford offers a wide variety of facilities, excellent private and state schools and superb transport links, including a station on the main line into London Liverpool Street.

About this property

Steeped in local history, this prominent period cottage was

formerly the village butchers shop and convenience store and more recently a popular restaurant known locally as the "Farmhouse Feast". When the restaurant closed sympathetic changes were made to the use and layout of the building using traditional local materials. This attractive Grade II listed building is now a wonderful and spacious home displaying many fine period features including exposed timbers, open fireplaces and original decorative pargetting. The house has attractive part rendered, part weather boarded elevations including a bay window at the front of the house with a mixture of casement and sash windows under a predominantly peg-tiled roof. The deceptively spacious accommodation in brief comprises four reception rooms and a kitchen/breakfast room with four/five bedrooms at first floor level including an en suite to the bedroom as well as potential for a further en suite in addition to the family bathroom.

The property is entered from the front into a delightful reception room with a cast iron Victorian-style fireplace with decorative tiled inset. There is a bay window and open studwork leading through to the dining room with a study beyond displaying further exposed timbers. The lounge is positioned to the rear of the property and provides extensive



windows overlooking the garden and a beautiful brick fireplace with log burner. An inner hall separates the kitchen/breakfast room and offers stairs leading to the first floor and access to the cloakroom. The kitchen includes a range of cottage-style fitted units including eye level storage cupboards with worktops incorporating sink with cupboards and drawers beneath. There is a separate cooking area with an AGA cooker, quarry-tiled floor and a central breakfast area. Dwarf doors to storage facilities. The utility room is located off the kitchen and includes an oil-fired boiler and space and plumbing for washing machine

To the first floor there is a large area currently used as a study/fitness room. There are a further four bedrooms and a family bathroom. One of the bedrooms provides a luxury en suite with a vaulted ceiling, roll-top bath, shower enclosure, w.c. and wash hand basin. The principal bedroom is positioned to the rear of the cottage and is a charming room with a walk-in dressing room with the option for further en suite facilities.

Outside

Double timber gates to the side of the house provide potential for off-road parking. A single garage is being offered with the property located a short distance from the property in St. Michaels Drive with an annual licence charge of £134.00 per annum. At the rear of the house is a delightful tiered terrace seating area with a retaining red-brick wall and flower and shrubs providing a wealth of colour.

Services

Mains water, electricity and drainage connected. Oil-fired central heating.

Directions

The property is located in the centre of the village next to The Chequers public house.

Energy Performance

EPC Rating = exempt

Viewing

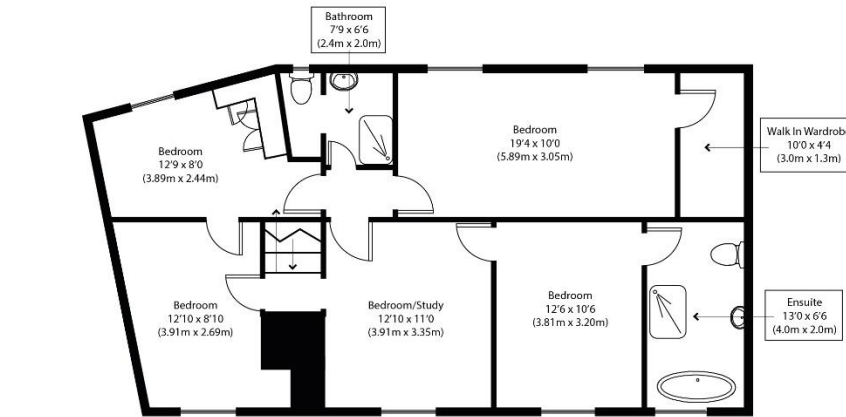
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

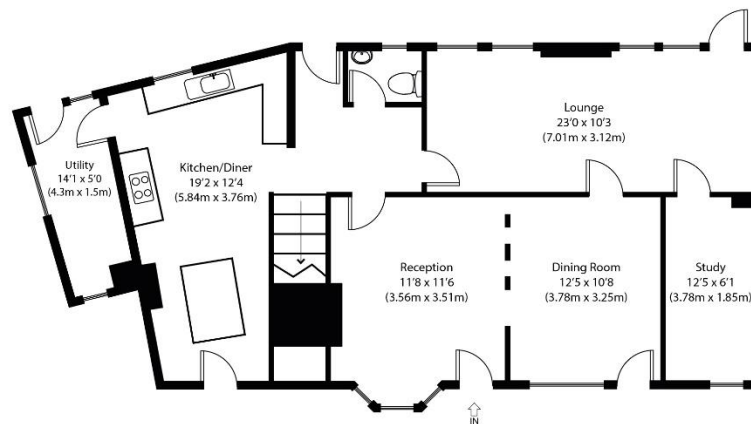
+44 (0) 1245 293 233.







First Floor



Ground Floor

Approximate Gross Internal Area
2062 sq ft (192 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gphoto.co.uk



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