



A prominent detached village house with river access

Oxford House, 43 The Street, Little Waltham, Chelmsford

Excess of £825,000 Freehold





Detached village home steeped in local history • Traditional period features including exposed timbers, double hung sash windows and open fireplaces • Flexible and spacious living spaces suitable for family living and entertaining • Beautifully established gardens siding onto the banks of the River Chelmer with meadowland views beyond • Video tour available

Local Information

Chelmsford railway station: 4.5 miles (Liverpool Street from 34 minutes); A12 (junction 19): 4.5 miles; A120: 7.5 miles; Stansted Airport: 13.5 miles; M25: 17.8 miles. All distances approximate.

Little Waltham lies approximately 4.5 miles north of the city of Chelmsford. It's a picturesque Essex village which straddles the River Chelmer and possesses a number of amenities including a nursery school, a primary school, a public house (The White Hart) and The Church of St Martin. Part of the garden sides onto the River Chelmer and backs onto open meadowland making for a glorious setting all year round.

The city offers a wide variety of facilities including a bustling shopping centre and excellent private and state schools.

The area also provides superb transport links with a station on the main line into London Liverpool Street and access onto the A12.

About this property

Oxford house is a fine example of an early 19th century timber framed and plastered house listed as being of Architectural or Historical Interest Grade II, occupying a glorious waterside setting. Formerly the village shop, which is evident from the ground

storey fascia, the house has been thoughtfully designed providing extensive accommodation and a beautiful garden of around 0.19 of an acre. Originally four bedrooms and now configured as a three bedroom, three bathroom home, the property enjoys spacious reception space and a wonderful 'L' shaped kitchen/breakfast room of open plan design opening and with views over the garden and river. There is a cloakroom, utility room and conservatory with an inner hall separating the playroom and double garage offering the opportunity to be converted into a sustainable space for homeworking or annexe accommodation, subject to the necessary consents. All of the bedrooms are located to the first floor accessed from a central landing.

The property is entered from the front through a six-panel door with a rectangular fanlight opening to a welcoming reception hall with stairs rising to the first floor. The two principal reception rooms are located to the front of the property with the sitting room being a comfortable room with exposed brick and timber wall with fireplace and inset log burning stove. The lounge, formerly the village shop which includes the original counter and shelving display, is a wonderful space with twin sash windows providing a wealth of natural light. The room



provides a large inglenook red-brick fireplace with inset log burning stove. To the middle of the house is the dining room with a wealth of exposed timbers leading to the kitchen/breakfast room. The kitchen has been fitted with a collection of farmhouse-style wooden units with work surfaces and appliances. This open-design room enjoys a double aspect making the most of the property's glorious setting. From the kitchen is the cloakroom and a utility room offering further work space and storage. The conservatory is accessed from the lounge and provides glazed elevations and access to the garden. Separating the main house is an inner hall providing access to the cellar, playroom and garage offering excellent potential.

To the first floor a central landing provides access to all of the bedrooms and family bathroom. The fourth bedroom has been utilised as an en suite bathroom and could easily be converted back to a bedroom if so required. There are separate en suite shower facilities which also serve the principal bedroom and fitted storage.

Outside
Oxford House occupies a prominent street position with a pair of double side-hung timber doors opening to a triangular-shaped garage with access to the house and garden. The garden has been beautifully landscaped, interspersed with neatly cut borders, and extends from the kitchen/diner and conservatory onto a wide terrace. The terrace steps down to an expanse of lawn

with a further decked terrace seating area positioned to the back of the garden and direct side access on the river.

Services

Mains water and drainage. Oil-fired heating.

Directions

From Parkway at the junction of Broomfield Road, continue on the B1008 Broomfield Road for about 3 miles. At the roundabout for Broomfield Hospital continue straight over and after approximately a mile turn right in to The Street where the property can be found on the left-hand side, shortly before the bridge.

Energy Performance

EPC Rating = Exempt

Viewing

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

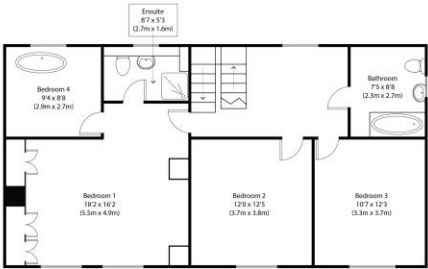
Telephone:
+44 (0) 1245 293 233.



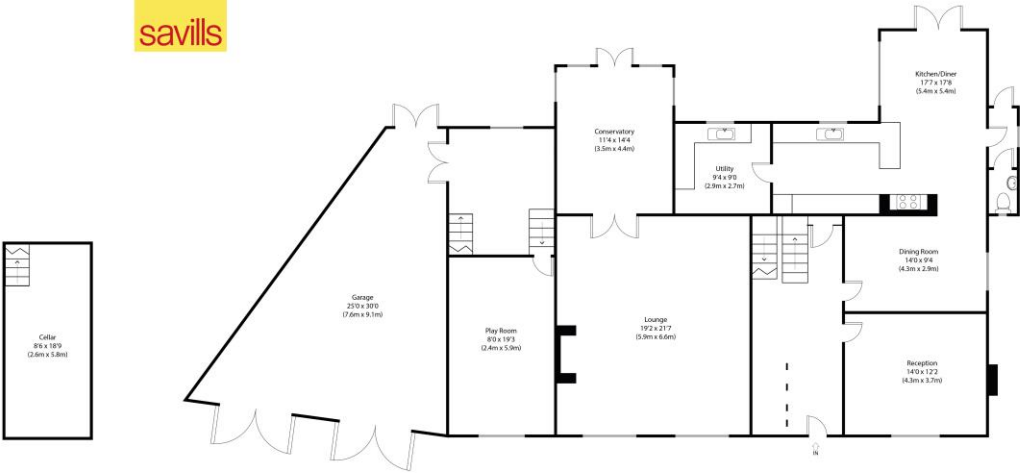


Approximate Gross Internal Area
2850 sq ft (265 sq m)

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.
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First Floor



Ground Floor

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