



Well presented house with outbuildings & stunning countryside views

61 Stonehill Road, Roxwell, Chelmsford

Guide £950,000 Freehold

savills



Video tour available • Beautifully presented detached house with light-filled accommodation • Versatile living space • Detached double garage with adjoining games room • Scandinavian detached Sauna • Gated drive • Easterly-facing garden

Local Information

Chelmsford city: 5.1 miles; New Hall School: 8.7 miles; Felsted School: 15.6 miles; M11 via A414: 24.8 miles; Stansted Airport: 27.1 miles. All mileages approximate.

The property occupies a stunning edge-of-village setting with far-reaching countryside views to the front and backing directly onto open parkland.

Roxwell is a pretty village dating back some 600 years and has a great deal to offer including a pre-school and primary school, a general store, a public house (the Chequers), a village hall and the 14th century parish church of St Michael and All Angels. Originally a farming community, the village is surrounded by some beautiful countryside (including the Essex Way to the north) but is only about 5 miles west of the city of Chelmsford, offering 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

Dating back in parts to the late 19th century, this wonderful family home provides flexible, well presented accommodation and in 1998 was the subject of a detailed programme of restoration. This brick-built house provides modern weatherboard elevations under a

slate tiled roof with the accommodation arranged over two levels. The property is approached from the front via an entrance lobby opening to a practical dining room with stairs leading to the first floor. To the edge of the room is a fireplace with an ornate tiled and wood surround. An open arch leads to the sitting room which is a charming, light-filled room with stunning views and an attractive red-brick fireplace. The kitchen separates the conservatory, utility room and shower room and provides light-coloured eye and base level units, work surfaces and appliances. The hardwood conservatory enjoys an easterly aspect with views and access to the garden. Concluding the ground floor accommodation is a bedroom with en suite shower facilities and double doors opening to the garden.

To the first floor there are three well proportioned bedrooms, orientated to the front of the cottage benefitting from the wonderful countryside views. There is a separate bathroom and shower room.

Outside

The property occupies a country lane setting and is approached to the side over a wide gated driveway leading to a substantial area for parking. A red-brick wall retains the front garden which has



been planted with shrubs and flowers. To the rear of the drive is a detached double garage of pitched roof design incorporating a sizable games room. This building offers excellent opportunity to be converted and utilised as supplementary accommodation, subject to the necessary planning consents. To the rear of the games room is an enclosed terrace overlooking the adjoining parkland. The garden provides an area of land and raised beds planted with a selection of flowers and shrubs. To the side of the garden is a detached Scandinavian Sauna, shower facilities and space for a gym. A particular point of interest is the historic railway carriage which has been converted and lies to the front of the garden. Extending from the rear corner of the house is a further terraced seating area enjoying a brick-built fire pit.

Tenure

Freehold

Services

Mains electricity and water.
Tanked gas and private drainage.
ADT monitored alarm system and remotely viewable CCTV.

Energy Performance

EPC Rating = E

Directions

From Chelmsford, proceed out of Chelmsford westbound on Parkway towards Writtle and Roxwell. After approximately half a mile turn left at the traffic lights onto the A1060 Rainsford Road and follow this out of Chelmsford for approximately 3 miles before turning left at The Hare public

house onto Vicarage Road (signposted Roxwell). Continue on Vicarage Road for approximately a mile and into the centre of the village where Stonehill Road is on the left before the sharp right-hand bend.

Viewing

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

Telephone:

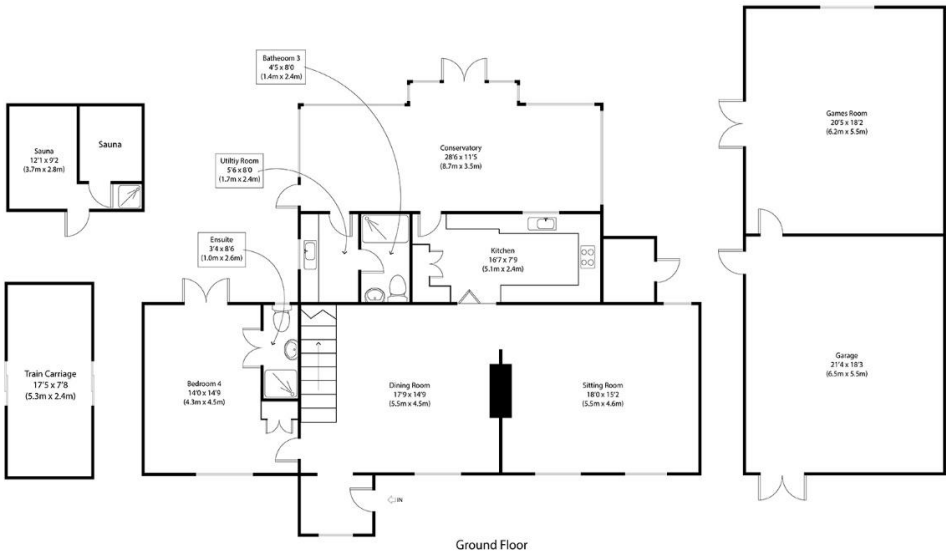
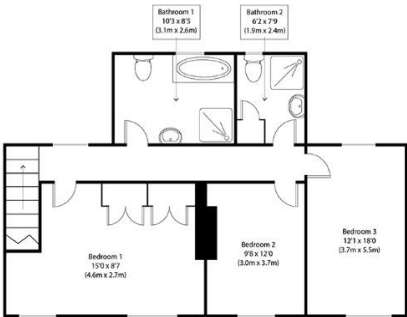
+44 (0) 1245 293 233.





Approximate Gross Internal Area
2315 sq ft (215 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.ajphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210217KM

