



# A breathtaking conversion of this landmark building

**The Church, Blackmore End, Braintree, Essex, CM7**

Guide £1,395,000 Freehold





Stunning, full-height living area • Exposed intricate brickwork, timbers and trusses • Bespoke open-plan kitchen • Second floor principal bedroom suite • Beautiful countryside location • Good access to road and airport links • Fast fibre by County Broadband • Air-conditioned garden cabin • Gardens and extensive parking

#### Local Information

Halsted: 6.5 miles; Braintree: 5.8 miles (rail service to London); Stansted Airport: 19.6 miles (rail service to London); M11 (Junction 8): 20 miles.

This beautiful converted Victorian church stands in a lovely stretch of open countryside in the village of Blackmore End. Originally commissioned by the Courthauld family, as a place of worship, it was converted in 2014 and re-imagined for 21st century living. The conversion has created flexible living spaces with five bedrooms over three floors, a fantastic principal living room with ceiling heights extending into the roof and featuring some beautiful exposed timbers cemented by intricate exposed red bricks, punctured by large feature windows which bathe the property in natural light.

The reception hall is approached through a heavy solid oak door onto a slate finished floor and featuring a bespoke staircase to a minstrel gallery. There is access to a cloakroom, designed with honed tiling and feature wall art adjoining a boot room and boiler/comms room. There is a ground floor bedroom with en suite shower room and at the centre of the ground floor is a beautifully designed kitchen/dining room with an

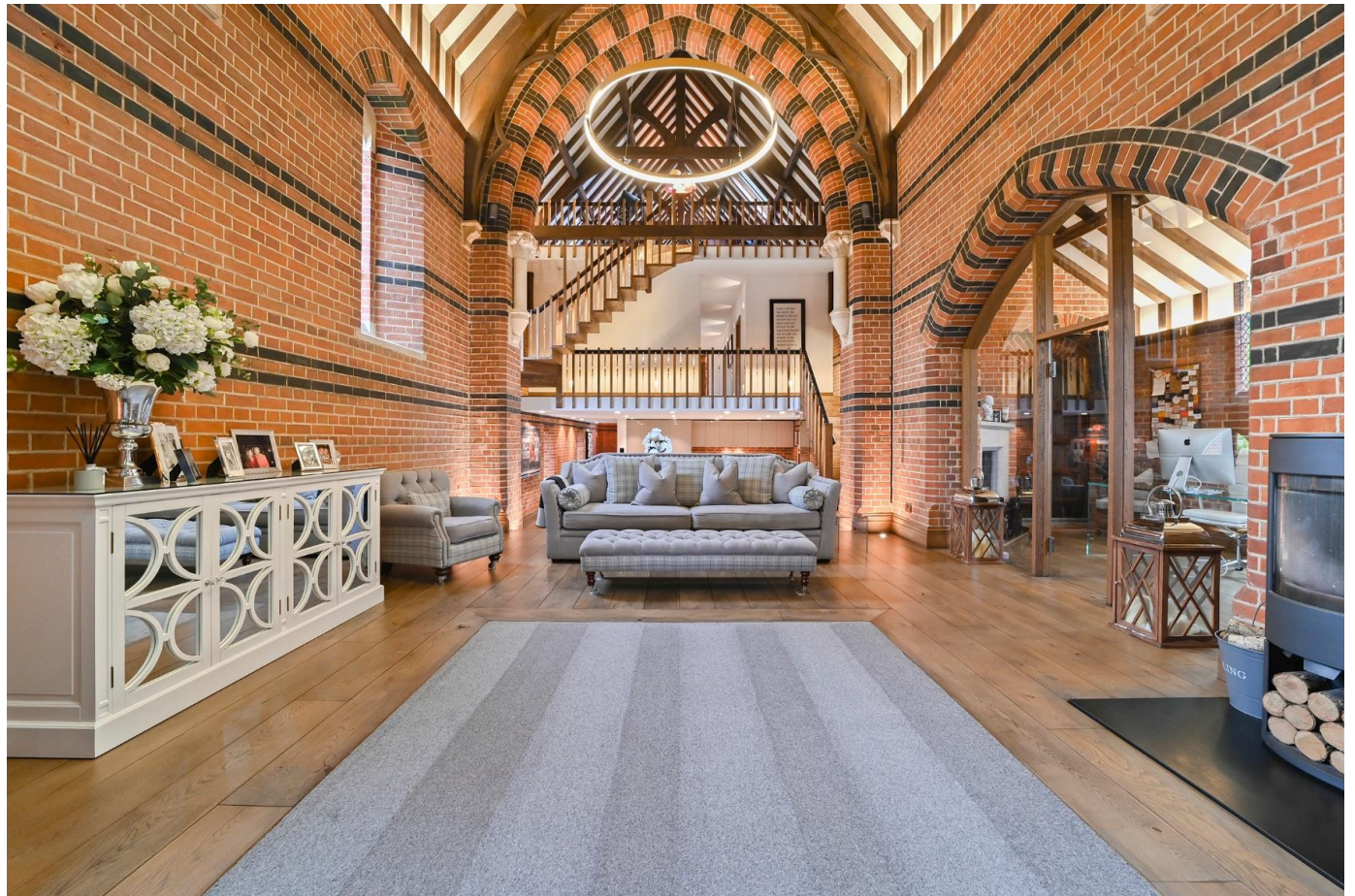
extensive range of modern units anchored around a substantial island with breakfast bar. This area is open to the principal living space which includes a log burner and is overlooked by first and second floor galleried landings, which are linked by an exposed feature staircase. A glass wall within the principal living area separates the home office which has a door to the exterior.

On the first floor there are three individual bedrooms, two currently used as fitted dressing rooms with bespoke furniture, a laundry room and a sumptuously appointed bathroom.

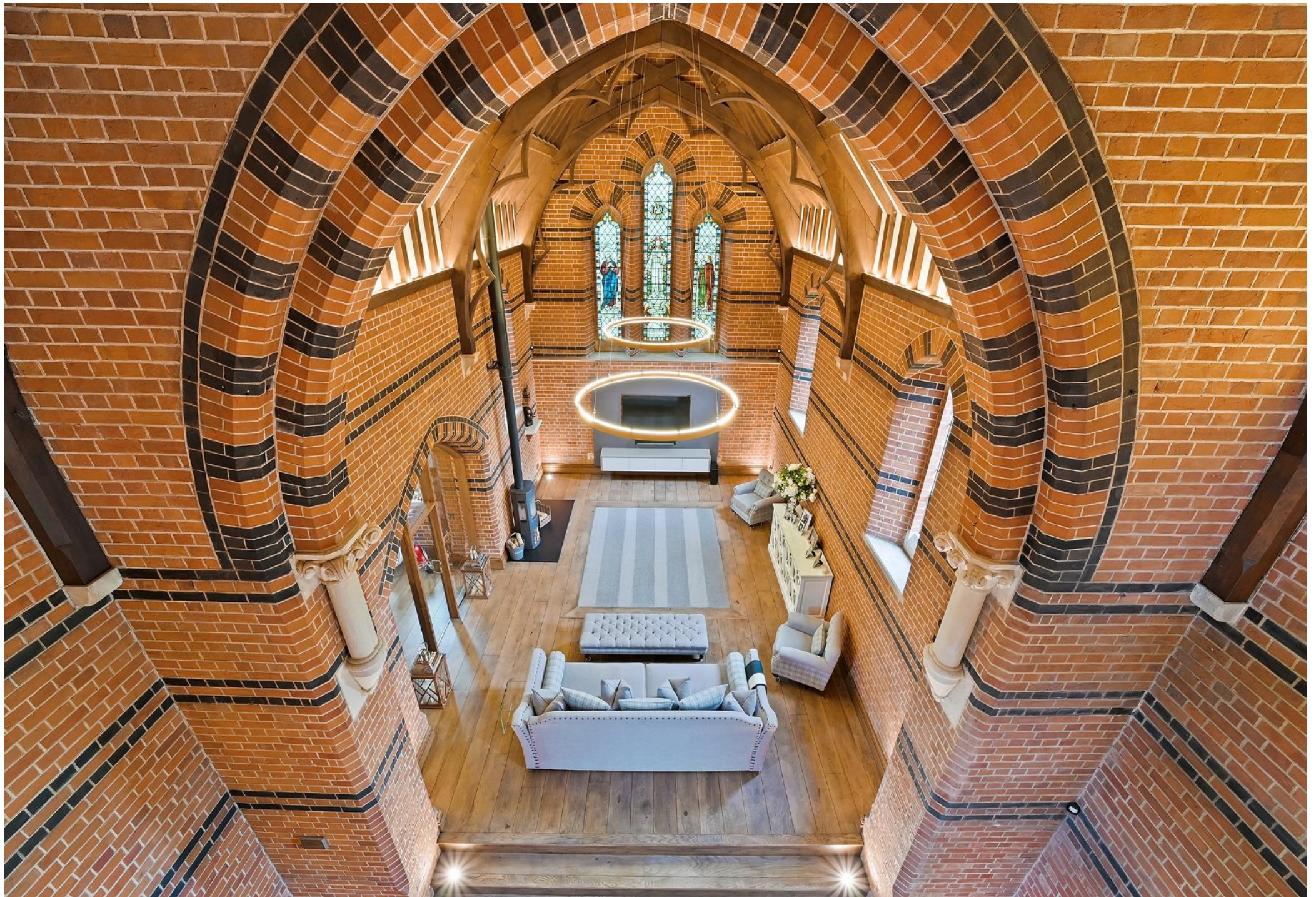
The second floor is given over to the principal bedroom suite which features a galleried landing overlooking the main living space, a large dual-aspect bedroom and en suite bathroom with fitted dressing area.

#### Outside

A lime tree avenue lines the driveway which leads to a substantial parking area. Beyond are extensive lawns and a sunken paved terrace, south-facing and ideal for al fresco dining. The lawns continue at the side of the house and include a detached, air-conditioned garden cabin and beyond are the air-source heat units for the house. The gardens are designed for low maintenance









and have an irrigation system and lighting which really creates a lovely feature in the evening light.

#### **Tenure**

Freehold

#### **Services**

Mains water, electricity and gas.  
Private drainage.

#### **Directions**

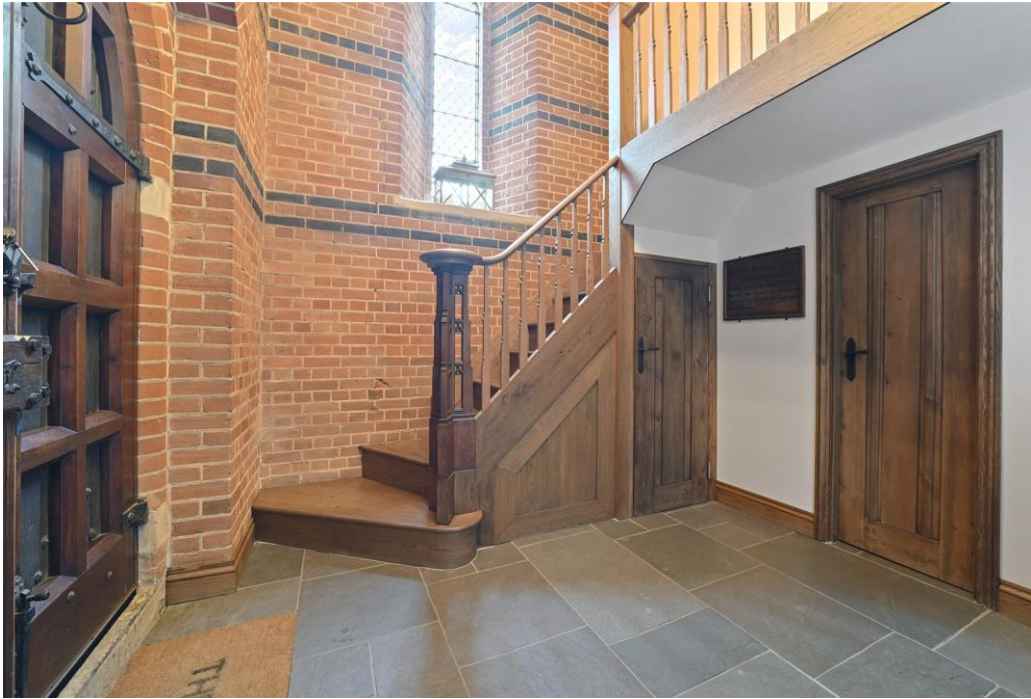
From the M11 (Junction 8) proceed east on the A120 towards Braintree. Exit the A120 at the Dunmow turning and continue on the B1256 turning left onto The Street towards Great Saling. Continue through Great Saling towards Shalford. At the junction with Braintree Road continue towards Beazley End and then to Blackmore End where the church will be found on the left-hand side.

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.  
Telephone: +44 (0) 1245 293 233.















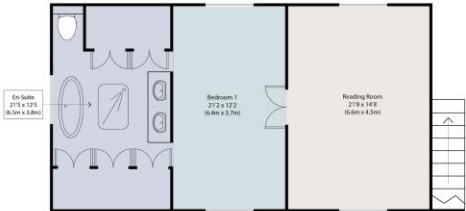


Approximate Gross Internal Area  
3410 sq ft (317 sq m)  
(Main House)

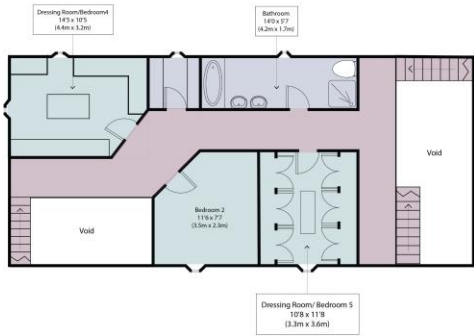
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>60</b>	<b>62</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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