



# Archetypal Edwardian elegance

**Farm Hill House, Coggeshall Road, Kelvedon, Colchester**

Guide £3,350,000 Freehold





Exquisite country house • In a lovely stretch of open countryside • Between two sought-after villages • Set in gardens designed by the late Robin Williams, highly regarded and award winning garden designer • With approximately 7,000 sq ft of accommodation and self-contained pool house • Pool and tennis court • London Liverpool Street from Kelvedon 51 minutes

#### Local Information

Kelvedon: 1.7 miles; Coggeshall: 2.5 miles; Tiptree: 4.7 miles; Colchester: 10.7 miles; Chelmsford 15.2 miles. All distances approximate.

Farm Hill House occupies a wonderful discreet setting in a mature plot behind a private drive in open countryside between the popular villages of Coggeshall and Kelvedon. Kelvedon is to the south and has a good range of village amenities including a post office and small supermarket.

Coggeshall, to the north, is a picturesque medieval market town with a good range of shops, pubs and restaurants and with a primary and secondary school. There is a more extensive range of shopping, recreational and educational facilities at Tiptree and Colchester including Holmwood House Prep School, Colchester Royal Grammar School and Colchester High School for Girls.

For the commuter there is a train station at Kelvedon to London Liverpool Street and there are access points on to the A12 at Kelvedon and on to the A120, which is a dual carriageway from Braintree to the M11. Stansted Airport, with its increasing range of national and international

destinations, is within easy reach (about 26 miles).

#### About this property

The property was built circa 1910, is your archetypal Edwardian country house with impressive asymmetrical elevations, part rendered, part exposed brick, offset by mullion Crittal windows and a canopied porch. The interior is light and airy throughout, with high ceilings and deep windows, and has a contemporary feel that nevertheless complements the age and style of the house. It has been finished to a high standard, with no expense spared and has retained a number of lovely original features including fireplaces and some floors, impressive picture windows on the landing and a first floor roof terrace with beautiful views over the grounds.

The principal reception rooms, a drawing room, a dining room and a garden room, are complemented by a more informal yet equally impressive open plan bespoke Henderson Redfern kitchen, orangery and snug. Beyond this is a versatile family room leading on to a sheltered courtyard and the gym. An inviting study is tucked away in a quiet corner of the house and has been finished with attractive book cases concealing a door which leads down to the wine cellar.









An elegant staircase sweeps up to the impressive first floor landing where there are two bedroom suites and another large bedroom and adjacent bathroom. The principal bedroom suite has been thoughtfully designed to incorporate two dressing rooms and a large bathroom and has exclusive access onto the south-facing balcony. On the second floor are another two bedroom suites with their own bathrooms.

The house sits prominently in its plot behind a secure gated driveway which leads to detached garaging. The grounds beyond are breathtaking and lend themselves beautifully to entertaining. The pool and self-contained pool house sit adjacent to the tennis court and the stone terrace extends the width of the house and leads on to the formal lawns which sweep down towards a large pond. The planting provides a wealth of colour throughout the year and a children's play area caters for younger families too. Some majestic trees are dotted around the grounds and a bank of mature planting runs along the boundaries ensuring privacy throughout the year. In all about: 3.5 acres.

#### Services

Mains water, gas, electricity and shared private drainage.

#### Tenure

Freehold

#### Local Authority

Braintree District Council.

#### Energy Performance

EPC Rating = D

#### Directions

From Kelvedon proceed north on the B1024 towards Coggeshall. Proceed past Pantlings Lane which will be on the left-hand side where the drive for Farm Hill House can be seen on the right shortly before the right-hand bend.

#### Note

Photographs taken in 2021.

#### Viewing

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









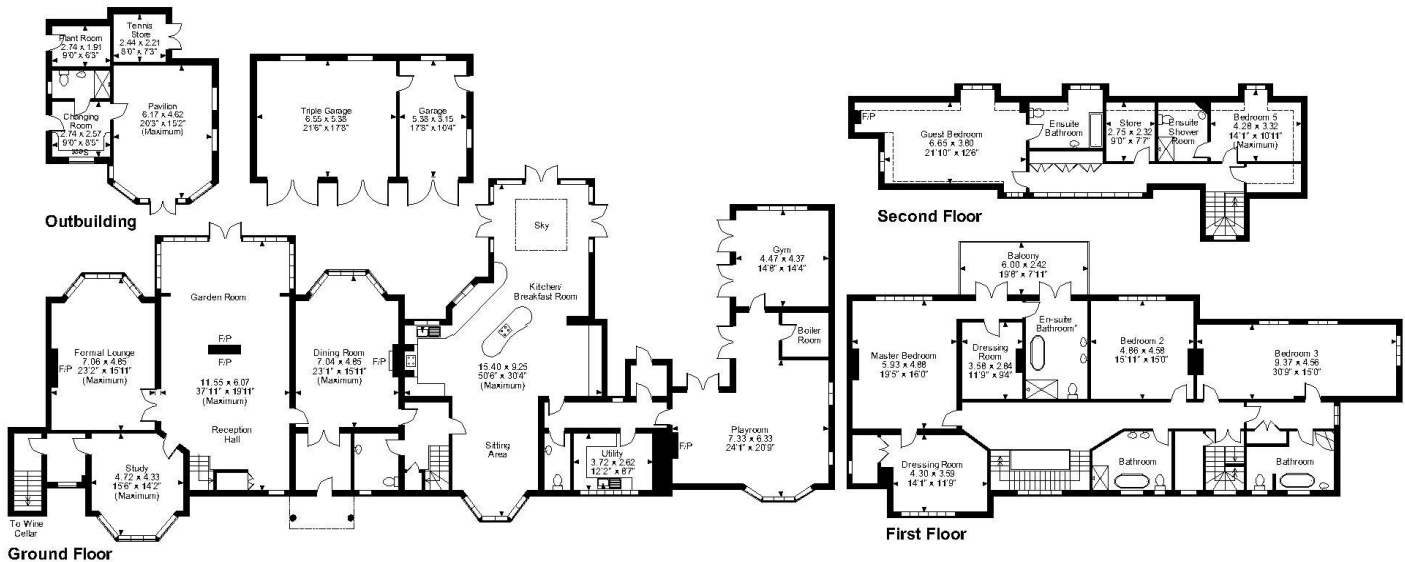
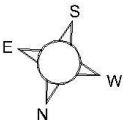








**Coggeshall Road, Kelvedon**  
**Approximate Gross Internal Area**  
**Main House = 7017 Sq Ft/652 Sq M**  
**Garage = 571 Sq Ft/53 Sq M**  
**Outbuilding = 547 Sq Ft/51 Sq M**  
**Total = 8135 Sq Ft/756 Sq M**



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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</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		
	56	77
England, Scotland & Wales		
EU Directive 2002/91/EC		

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