



Beresfords
country



ASHELDHAM GRANGE

RUSHES LANE | ASHELDHAM | SOUTHMINSTER | ESSEX

Southminster train station within a 10 minute drive (London Liverpool Street 55 minutes) | Wickford station within a 30 minute drive (direct to London Liverpool Street 37 minutes)
Burnham-on-Crouch within a 15 minute drive | City of Chelmsford within a 40 minute drive|

A delightful former rectory thought to date back to circa 1820 located in a secluded and private plot of 2.48 acres (stls). Benefitting from not being listed the property has recently been extended and improved, creating a fantastic kitchen/breakfast room with fitted walnut units and underfloor heating, separate utility and master bedroom suite with en suite and dressing room. Further accommodation comprises 6 bedrooms, 5 reception rooms all with beautiful sash windows, high ceilings and open fireplaces. EPC F.

- Delightful former rectory
- Not listed
- Private and peaceful location
- Stunning master bedroom suite
- 6 further bedrooms
- Beautiful kitchen/breakfast room with walnut appliances
- 5 generous reception room
- Potential to extend further (stpp)
- 2.48 acre plot (stls)
- Detached garage block with double car port and studio above
- Abundance of charm and character throughout
- Close proximity to Southminster Train Station



Description

Asheldham Grange is accessed via a long private road with far reaching open views across surrounding farmland offering total privacy and tranquillity. Thought date back as far as 1820 the property benefits from not being listed and has been extended and improved over the years, most recently an excellent two storey addition creating a stunning kitchen breakfast area with separate utility room and first floor master bedroom suite with dressing area and en suite. It is important to note its close proximity to Southminster mainline train station with direct access into London Liverpool Street (approx. 55 minutes journey time).

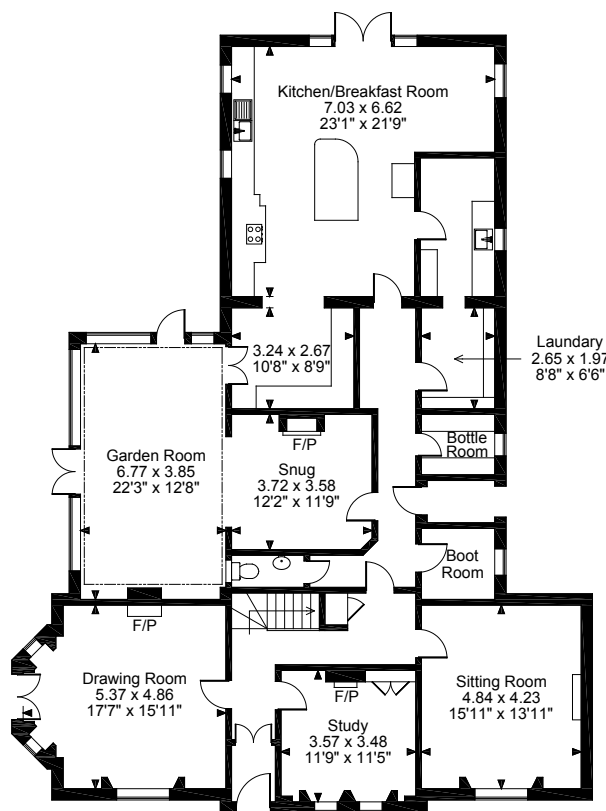
Internally the property retains the wealth of charm and character you would expect from a property of this period with beautiful sash windows with original shutters and high ceilings throughout. To the ground floor there are 5 generous receptions rooms, double aspect drawing room with impressive open fireplace, further sitting room, great size study, of particular note a spectacular kitchen/breakfast room with fitted walnut appliances, underfloor heating and a high standard of appliances, adjoining utility room with convenient access to the driveway. Further garden room and snug complete the ground floor accommodation.

To the first floor there are seven double bedrooms, the double aspect master suite with dressing area and large en suite with shower, his and hers sinks and Jacuzzi bath. Bedroom two also benefitting from a good size en suite. Further family bathroom and separate W/C service the other five bedrooms.

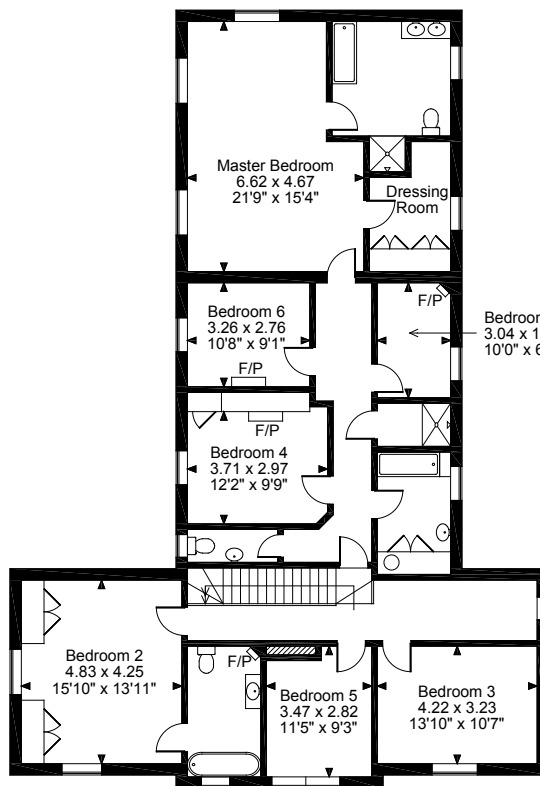


Externally, the plot of circa 2.48 acres (stls) is mainly laid to lawn and is completely un-overlooked and private. To the side of the property accessed via gravel driveway is a detached garage block providing double car lodge, lock up store and studio above. Of which has the potential to convert into separate ancillary accommodation (stls).

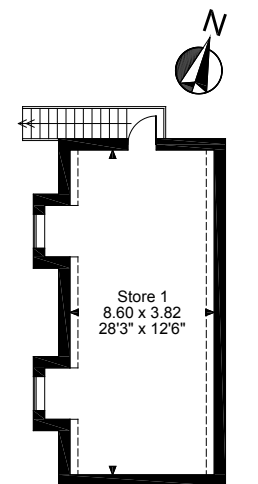




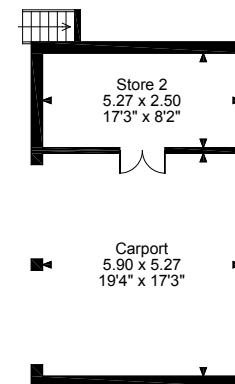
Ground Floor



First Floor



Floor Above Carport



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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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