



Chestnut House, Lamarsh, Essex

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# A delightful period country house, set in a stunning rural location.

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## Accommodation

Dining Hall | Sitting room | Family room | Study | Kitchen | Utility room | 5 bedrooms  
3 bathrooms

Beautiful mature gardens | Garage | Outbuilding

In all about 0.85 acres

## Location

This highly regarded village has a popular pub and is close to Bures, with trains running to London Liverpool Street via Marks Tey. The market town of Sudbury is within easy reach, with its good range of shopping facilities. Colchester is within comfortable driving distance and has an excellent range of shopping and recreational facilities, including the Mercury Theatre, wine bars and restaurants. Colchester also has a mainline railway station with direct links to London.





## The Property

Chestnut House is beautifully located down a country lane and enjoys stunning rural views across the valley. The present owners have refurbished this Grade II Listed house extremely well, creating a very comfortable country house. There are three charming and well- proportioned reception rooms, which are ideal for entertaining, as well as a useful study. To the rear of the property is a delightful kitchen with stunning views and a utility area. There are three bedrooms and two bathrooms on the first floor and a further two bedrooms and a bathroom on the second floor.







## Outside

The property enjoys exceptional views over the rolling countryside towards the river Stour. The mature garden is interspersed by mature specimen trees with woodland to one end, as well as a charming pond. To the side of the house is a gravelled parking area and access to the garage, as well as a store room.

## Property information

**Services:** Mains water, mains gas, electricity and private drainage.

**Tenure:** Freehold

**Local Authority:** Braintree District Council

**Council Tax Band:** G

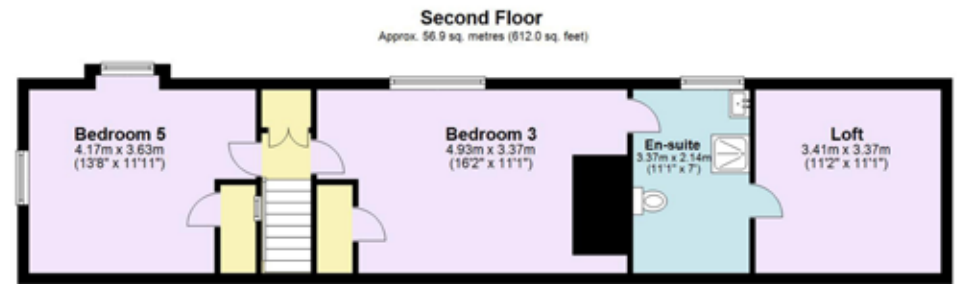
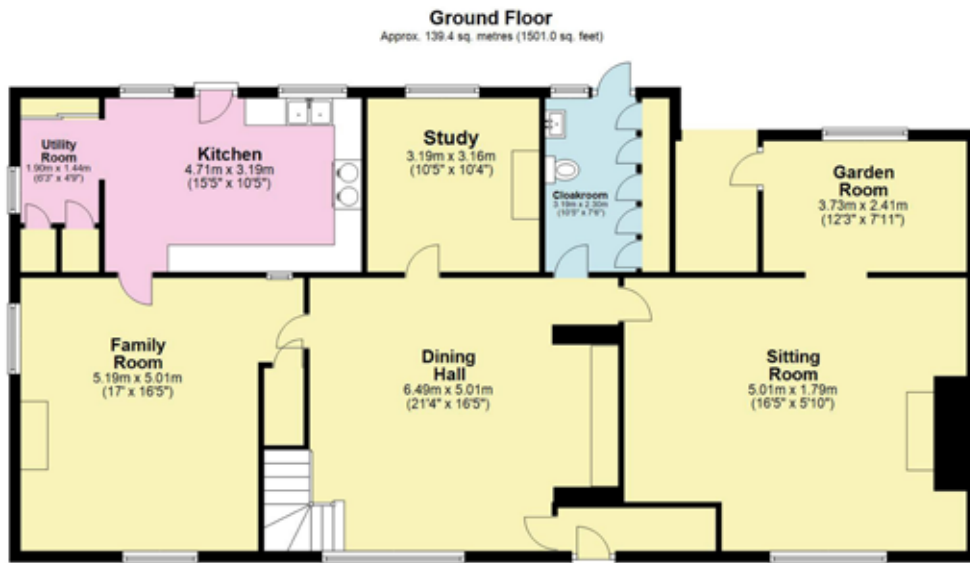
**Viewing:** Strictly by prior appointment with the Knight Frank, LLP





Total Area= 284.8 sq m / 3,066 sq ft

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [June 2024]. Photographs and videos dated [June 2024].

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