



PORTFOLIO
from



william h brown

Workhouse Lane, South Woodham Ferrers

Workhouse Lane, South Woodham Ferrers

An impressive Grade II listed five double bedroom former farmhouse, with accommodation extending to over 3,800 sq ft, occupying an enviable plot of just over 5 acres with additional outbuildings in a desirable rural setting, and offering a perfect blend of period character and contemporary flare.



Entrance Porch

Windows to sides, glazed door to :-

Entrance Hall

Staircase rising to first floor and steps leading down to inner hallway, doors to :-

Drawing Room

Sash bay windows with solid panel shutters to front and side, centrepiece open fireplace housing wood burner, decorative cornices and ceiling rose, radiator.

Lounge / Games Room

Sash windows with solid panel shutters to front and side, centrepiece open fireplace housing wood burner, decorative cornices and ceiling rose, radiator

Inner Hallway

Rear staircase rising to first floor, door accessing cellar, doors to :-

Cinema Room

Sash windows to side and rear, large inglenook fireplace housing wood burner, radiator, door to :-



Kitchen

Sash windows to rear overlooking the yard, underfloor heating, bespoke contemporary fitted kitchen comprising Corian worksurfaces with inset sink and Quooker 4-way tap with water softener. Range of eye and base level as well as full height units including pantry cupboard with foldaway doors. Large central Corian topped island with inset champagne sink and pop-up power points. Comprehensive range of high-end appliances including twin Neff steam assist ovens, combi microwave and twin warming drawers, further Neff combi steam oven, Fisher & Paykel double fridge & freezer, five zone Neff induction hob, further Neff induction hob and Teppanyaki grill, all

with integrated domino extractor hoods, built in wine fridge, Neff slimline & full size dishwashers, wireless phone charger and separate charging drawer. Heated towel rail. Open to garden room, doors to :-

Boot Room

Windows to side and rear plus door opening to the yard and parking areas.

Utility Room

Door to front accessing the gardens.

Garden Room

Vaulted ceiling with inset skylights, full height apex window and bi-folding doors to side opening onto the gardens, underfloor heating, sash windows to front & rear.

Cloakroom

Door to side accessing the gardens, white suite comprising low level WC and wall mounted basin, radiator.

Landing

Stairs rising to upper first floor, doors to :-

Bedroom Three

Sash window to side, vaulted ceiling with exposed beams, feature fireplace, radiator, open to :-

En Suite

Sash window to side, suite comprising corner shower and vanity basin, radiator.

Bedroom Four

Sash window to rear, radiator.

Bedroom Five

Sash windows to rear, fitted wardrobes, radiator.

Family Bathroom

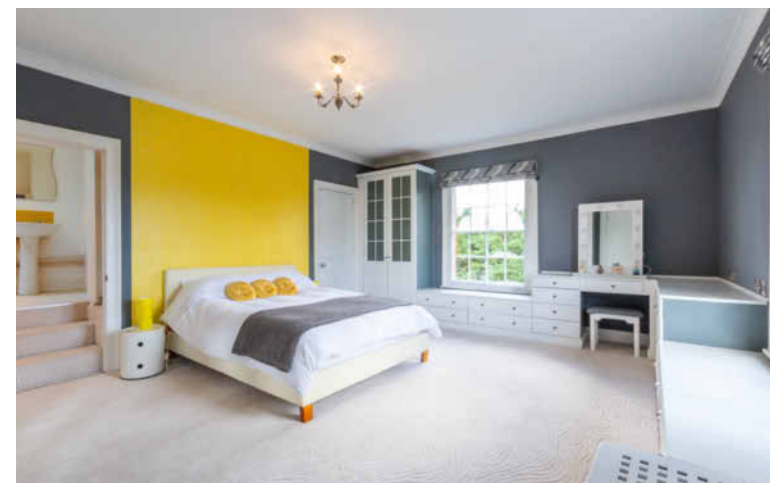
Sash window to rear, modern white suite comprising free-standing roll top bath, high level WC and wall mounted basin, walk-in double shower, built in cupboard, part tiled walls, heated towel rail.

Landing

Sash window to front offering views over the gardens, radiator, doors to :-

Bedroom One

Sash windows to front and side overlooking the gardens,





range of fitted cupboards and drawers, walk-in closet, radiator, door to :-
En Suite Bathroom
White suite comprising panel bath with shower over, low level WC and pedestal basin, radiator.

Bedroom Two

Sash windows to front and side overlooking the grounds, walk-in closet, radiators, door to :-

Ensuite Shower Room

Sash window to side, contemporary suite comprising walk in oversized shower, low level WC and vanity basin, part tiled walls, heated towel rail.

Cellar

Window to front, fitted base level units with roll top surfaces and inset sink, space for appliances, radiator.

Front

The property is accessed via electric gates from Workhouse Lane to the North of the property, which lead to a large block paved forecourt driveway retained by low brick wall, with steps leading down to a part walled lawned front garden with mature trees and shrubs.



Gardens

The front garden opens to a more formal garden to the South of the property, comprising a main lawn with mature shrubs and fruit trees, and generous patio seating area with brick and timber clad wood store. Beyond this lies circa 4 acres of further land, ideal for grazing or as paddocks.

Former Stable Block

To the rear of the property and benefiting from separate gated access from Willow Grove is a yard laid to

hardstanding with a former stable block, originally comprising 7 stables and tack room, this building has now been converted to office and workroom space, with adjoining storerooms and lobby with men's and women's toilets. The building has Cat II lighting, air conditioning and data connected.

Barn & Garage

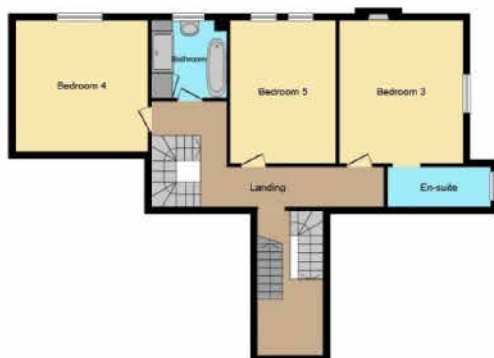
Also to the rear of the property are a timber storage barn (formerly a hay barn) and separate timber garage.



Basement



Ground Floor



First Floor



Upper First Floor

william h brown

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Workhouse Lane, South Woodham Ferrers

Ilgars Manor sits proudly on a 5 acre plot within rural surroundings, between South Woodham Ferrers and East Hanningfield, and a stones throw from RHS Garden Hyde Hall. South Woodham provides convenient rail links to London Liverpool Street as well as a wealth of shops and amenities, and the property offers additional business premises which could easily be returned to their former equestrian use.

This impressive property, originating as a 17th century farmhouse and later receiving both mid 19th century and 21st century additions, offers a compelling blend of character and charm, offset with contemporary spaces, making it the ideal home for both entertaining large groups of guests or simply enjoying cosy time with the family.

£1,850,000

- Five Double Bedrooms, Three with En-Suites
- Four Reception Rooms
- Former Stables Converted to Business Premises
- 5 Acre Plot (STLS)

Tenure: Freehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

01621 874837

or email Maldon@williamhbrown.co.uk

3 High Street, West Square, Maldon, Essex CM9 5PB

williamhbrown.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

