



Orchardene Frog Street  
Kelvedon Hatch  
Price guide £1,950,000

MEACOCK & JONES



## Orchardene Frog Street, Kelvedon Hatch, , CM15 0JL

An exceptionally attractive and very individual country home, believed in part to date back to 1798, with later Victorian additions, (the property is not listed).

This most unique property is approached via double electric opening wrought-iron security gates on to a carriage driveway providing access to the house and games room. To the front of the property there is extensive car parking and a car port. The gardens and grounds wrap around the property with large expanses of lawn flanked by a varied and interesting assortment of mature trees, established shrubs and also a garden barn. A particular highlight of this lovely home is the paved terrace which runs the full length of the house, ideal for outside entertaining and this has a delightful aspect that overlooks the large lily pond. In total, the plot extends to approximately 2.454 acres, (STLS).

The accommodation is extensive, well presented and offers a wealth of character features throughout, including a generous display of exposed timbers, fireplaces and exposed brickwork. The layout of the rooms offers a flexible arrangement and the potential to be extended, if required.

The ground floor comprises of an entrance area and inner hall, built in storage cupboard and cloak/shower room with marble flooring. Also to the ground floor is the primary bedroom with an en-suite bathroom. The staircase from the inner hall leads up to three double bedrooms and a family bathroom. The larger bedroom on the first floor level has attractive views across the surrounding gardens and driveway towards the entrance of the property. The bedroom adjacent has south easterly views of the mature and well tended gardens. The adjoining bedroom could serve to provide an extensive bedroom suite to incorporate a dressing room, or otherwise, a perfect bedroom for a teenager with a games room incorporated. These bedrooms are served by a well appointed family bathroom with marble flooring.

The main reception space is generously proportioned with a dining area, access out to the paved terrace and steps up to the sitting room, featuring an splendid brick fireplace.

An exquisite feature is the Clive Christian kitchen which has an extensive range of units and complimentary granite work surfaces. Additional features include two stainless steel sinks one with Quooker hot water tap, a six ring Wolf cooker incorporating a barbeque with Aquavision television inset above, Miele wine cooler, dishwasher, microwave oven and Sub Zero fridge-freezer. The adjoining double aspect dining area offers a brick fireplace with a cast iron wood burning stove.

From here, a staircase rises to additional rooms that are currently arranged as a sitting room (this could also be used as a bedroom) and large double aspect snooker room with oak panelling. There is also a cloakroom.

Separate external access leads to a cloakroom, utility and pool room. This consists of a changing room which is currently being used as an office, and also has a toilet and shower room. The utility room has a stainless steel sink, plumbing for washing machine and a tumble dryer. Planning permission has previously been granted for an indoor swimming pool, which our vendor advises is ongoing.

Further external accommodation is available in the very versatile detached games/family room, with a fitted kitchen and cloakroom. It is considered possible that this building offers potential to be converted into ancillary accommodation subject to the usual planning consents.

Bentley Golf Course and South Weald Country Park are just a short distance away. This property is conveniently located, within easy reach of both Brentwood and Shenfield mainline railway stations/Crossrail terminus and A12 and

M25 are also very accessible. Close to good local schools including the highly regarded Kelvedon Hatch Primary School, St. Martins High School and Brentwood Independent School.





