

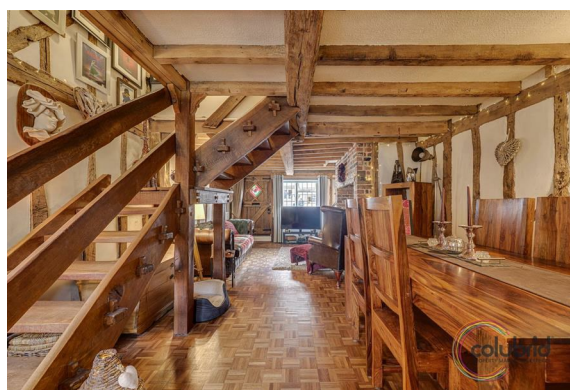


The Street, Roxwell, Chelmsford

Guide Price £350,000



- Grade II listed Georgian home (1796) — over 225 years young and ageing beautifully
- Set on The Street, Roxwell — village life done properly
- Just four miles from Chelmsford city centre (rural calm, urban access ??)
- Original exposed beams & brickwork — Instagram filters not required
- Thoughtfully refurbished in 1973 to balance charm with comfort
- Spacious lounge/dining room — dinner parties encouraged, history included
- Two well-proportioned bedrooms with built-in wardrobes
- Ground-floor bathroom & storage — practicality meets period living
- Arranged over two character-filled floors
- Perfect for buyers seeking a home with heritage, heart, and a hint of romance



Guide Price £350,000 - £375,000

If walls could talk, this one would have excellent stories.

Set along The Street in the ever-popular village of Roxwell, this Grade II listed 18th-century home (1796) is a rare blend of historic charm and modern practicality, located just four miles west of Chelmsford city centre — close enough for the commute, far enough for the calm.

Original exposed beams and retained brickwork serve as daily reminders that this home has been standing proud since the Georgian era. A sympathetic refurbishment in 1973 brought the layout into the modern age (goodbye impractical living, hello sensible flow), all while staying true to the property's original character — because trends fade, but craftsmanship doesn't.

The ground floor offers a generously sized lounge/dining room, perfect for everything from quiet evenings by lamplight to dinner parties that accidentally turn into late nights. To the rear, the kitchen provides a practical, well-considered space that keeps the home running smoothly, supported by a ground-floor bathroom and additional storage — because even period homes need to be practical sometimes.

Upstairs, the story continues with two well-proportioned bedrooms, each benefiting from built-in wardrobes and connected by a central landing that feels cosy rather than cramped. It's a layout that works — and has worked — for over two centuries.

Roxwell offers the best of both worlds: village life with city convenience. Think peaceful surroundings, strong community spirit, and easy access to Chelmsford's shops, restaurants, mainline station and schools. This is a home for buyers who appreciate character over clichés, history over hype, and a property with a past as rich as its future.

Chelmsford is a vibrant and well-connected city offering the perfect balance of urban convenience and green open space. Home to a mainline railway station with fast, direct services into London Liverpool Street, the city is particularly popular with commuters, while its thriving high street, Bond Street shopping quarter, and wide selection of restaurants, cafés and leisure facilities cater to modern lifestyles. Highly regarded schools, riverside walks along the Chelmer, and easy access to surrounding countryside all add to Chelmsford's appeal, making it a sought-after location for families, professionals and downsizers alike.



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THE SMALL PRINT:

Council Tax Band: D
Local Authority: Chelmsford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

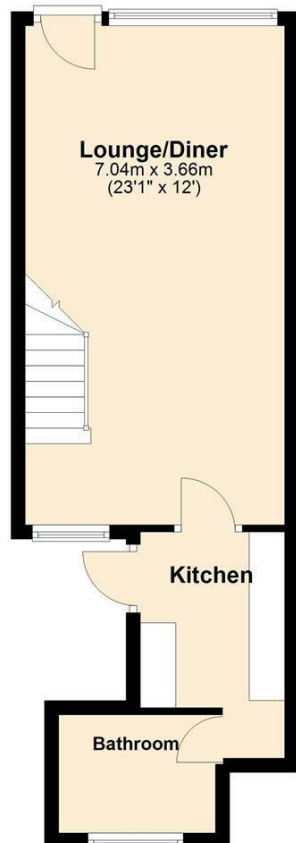
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor

