



Property Agents

Nash's Farm

Church Road, Chrishall





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Nestled within a wonderfully private 0.65-acre plot in the desirable village of Chrishall, **Nash's Farm** is a truly special Grade II-listed home that beautifully combines rich period character, generous living space, and picturesque gardens. Offering approx. 2,800 sqft of elegantly presented accommodation, along with a four-bay cart lodge and a separate barn with lapsed planning permission for an annexe, this is a rare opportunity to acquire a timeless family home in a charming village setting.

Approached via a gated gravel drive, the house is set back from the road in its own mature grounds. The striking façade and delightful gardens create an immediate sense of warmth and welcome. Inside, the home is arranged over two floors, offering elegant proportions alongside original beams, exposed brickwork, and sash-style windows.

The ground floor is filled with light and charm. A generous entrance hall opens into a large sitting room featuring exposed timbers, dual-aspect windows, and a beautiful red-brick fireplace with a log burner. This is the true heart of the home, ideal for relaxing or entertaining. The adjoining study is lined with bookshelves, providing a quiet space for working from home. Off the other side of the entrance hall is a bright formal dining room with views across the lawn, and it would be perfect for dinner parties.

The kitchen/breakfast room is a stylish and sociable space, boasting shaker-style units, granite worktops, and a classic pastel blue AGA. A breakfast bar offers additional workspace and seating, while the dining area is great for family meals. A separate utility room and rear boot lobby provide practical everyday storage and access to the garden.

Upstairs, the home continues to impress. The principal bedroom features dual-aspect windows, built-in wardrobes, and an en suite bathroom.





There are five additional double bedrooms, each with its own character; some feature charming exposed beams, while others offer storage and leafy views over the garden all around. A bright, contemporary family bathroom includes a freestanding bath, a walk-in shower, and sleek tiling throughout. A large landing with fitted 'eaves' cupboards connects all rooms, enhancing the feeling of light and flow.

Outside, the gardens have been thoughtfully landscaped and lovingly maintained. A spacious lawned area sits behind the house, framed by mature trees, colourful borders, topiary features and to the rear of the garden, neatly screened behind the hedgerow, is a veggie patch, fruit trees and a shed. A paved terrace with a pergola offers an inviting space for outdoor dining, while the curved driveway leads to a substantial four-bay cart lodge. At the front of the plot, there is a detached timber barn with a separate storage room, previously granted planning permission for conversion into an annexe (now lapsed), offering potential for future accommodation or workspace, subject to consent.

Chrishall is a vibrant village located in North Essex, featuring a well-regarded primary school, a village hall, and excellent countryside walks. It is conveniently situated for access to Saffron Walden, Royston, and Cambridge, with good road and rail connections nearby. Mainline stations at Royston and Audley End are approximately 8 miles and 6 miles away, respectively. Nash's Farm offers a perfect blend of rural tranquillity, architectural heritage, and family practicality.

Agents Notes:

Tenure: Freehold | EPC Band Exempt

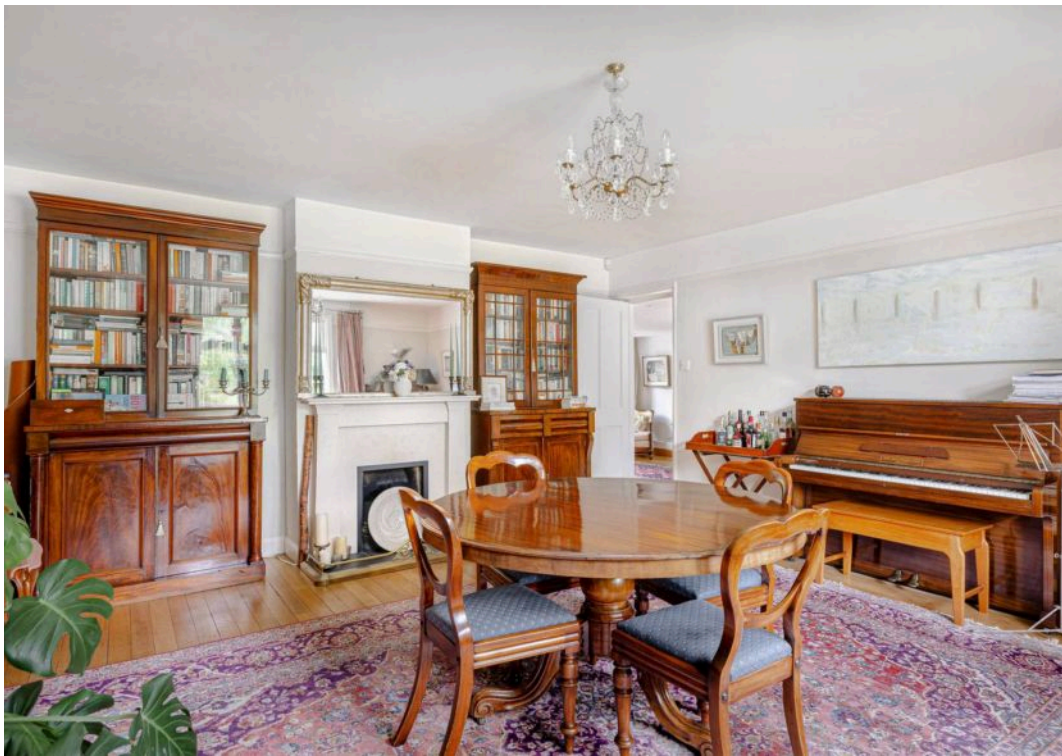
Uttlesford District Council - Tax band G - £3,581.17 pa

Oil-Fired Central Heating, Mains Electric, Water & Drainage

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

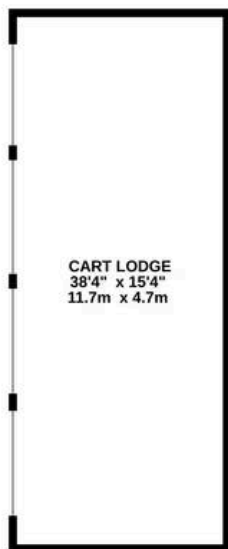




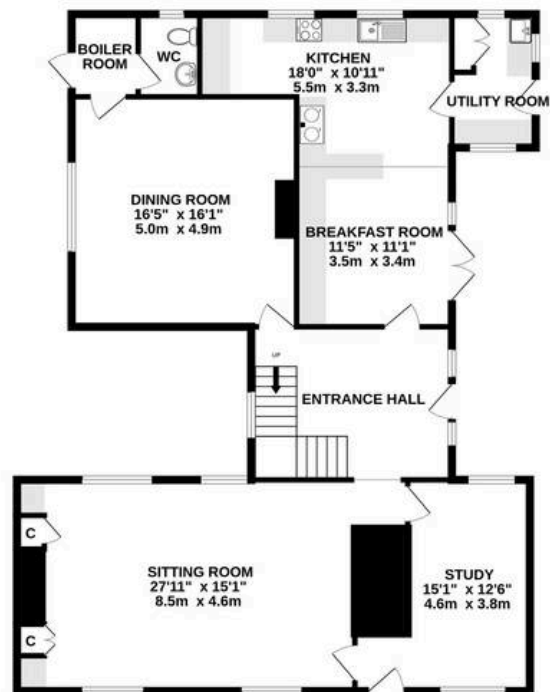




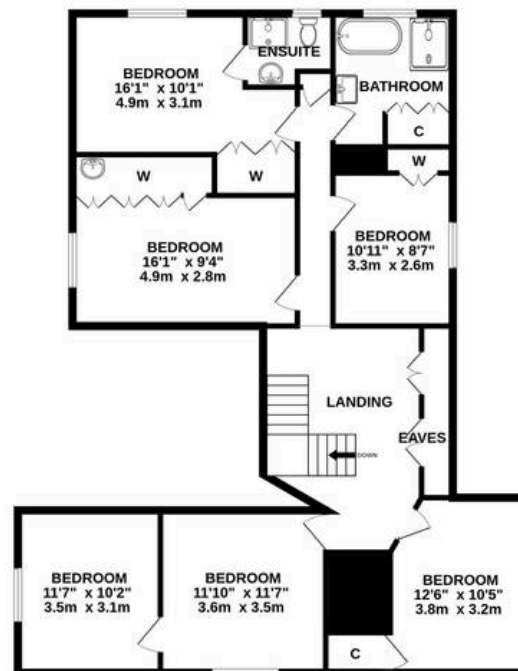
CART LODGE
587 sq.ft. (54.5 sq.m.) approx.



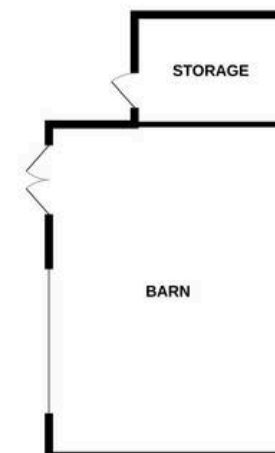
GROUND FLOOR
1432 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



BARN
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 2799sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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