



**Attridges**

Rands Road | High Roding | CM6 1NH



**Exclusively Group**  
Real Estate

# Attridges

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Attridges is a charming Grade II Listed country home set within approximately 14 acres of gardens, grazing and paddocks. The oldest part of the house dates back over 500 years and is full of period features. There is a full 47 stable Livery

Yard with both a floodlit outdoor Arena along with a separate indoor Arena providing all year round equine facilities along with substantial turnout grazing. In addition there is a 8 chalet cattery which together provide substantial income business opportunities. Rands Road in High Roding is a highly desirable country lane surrounded by other delightful Listed country homes, perfectly located close to Great Dunmow.







# Step inside

## Attridges

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As you enter the main house you are greeted by a large and impressive living/dining room with exposed wall and ceiling timbers, as well as substantial traditional fireplace. The living room provides access both through to a large family room as well as the farmhouse kitchen all of which offers views and access out via the utility room through to the large and enclosed mature rear garden. There is a further 'cottage' to the side with separate kitchen, hallways and sitting rooms, this provides very flexible accommodation to add to the main home.

On the First Floor (later pages) there are 5 bedrooms each providing excellent accommodation, three bathroom/shower rooms including a substantial bedroom over the cottage space below. All rooms offer either lovely views across the lane on Rands Road or over the grazing land and gardens to the rear. The mix of ability to offer annexe cottage accommodation makes for much flexibility.

Situated behind the house is a full separate annex, entirely self-contained with reception room, living room, bedroom and shower room. There is enormous potential for this to become an extra income stream, or it would suit either an older relative or a young adult.























The first floor offers excellent accommodation 5 bedrooms with many period features, as well as light and space. Two separate staircases access the first floor from separate ends of the house giving additional flexibility, whilst 3 bathroom/shower rooms provide full family living.























# Step outside

## Attridges

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Attridges Livery Yard and Cattery are set within approximately 14 acres of turn-out, grazing and arena facilities. The 47 stables form part of a busy and high-income earning Livery Yard. The indoor and outdoor arena's (both flood lit) allow all year round and weatherproof facilities for full jumping and schooling. The facility was also run as a riding school with all equine options available. The substantial turn-out land allows for a full yard with excellent business opportunities. The Clubhouse and tack room storage complete the facilities of a full working yard.

'Cattridges' offers 8 cat chalets with a full run and all other required facilities of a busy cattery, this provides further income throughout the year, widening further financial appeal of the business.



















# LOCATION

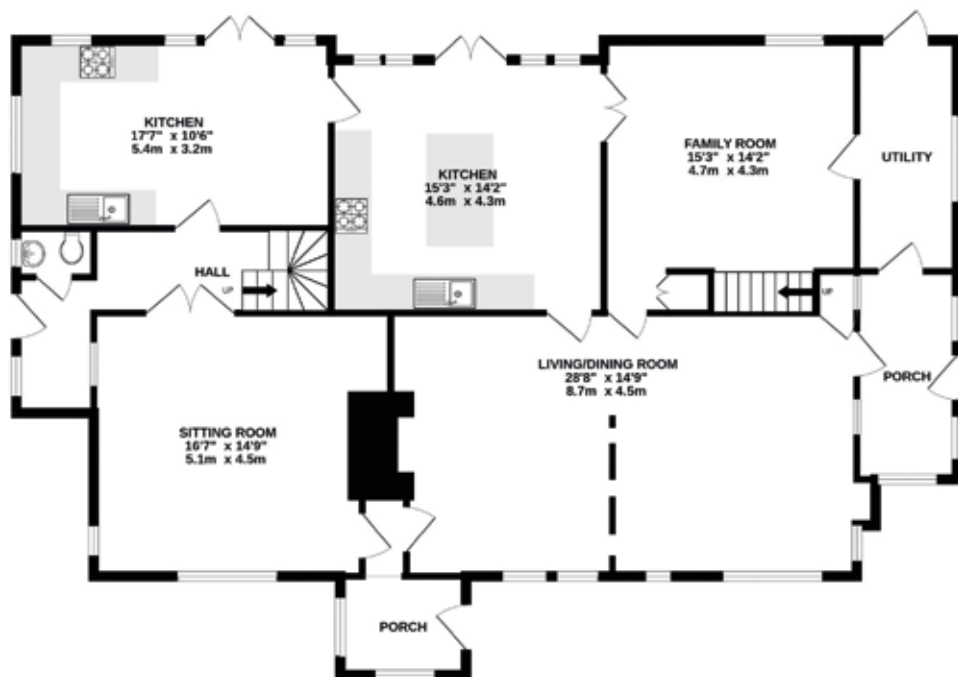
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Attridges is situated on Rands Road, a pretty and highly desirable village lane away from the main road in High Roding. The village itself is very desirable with a lovely mix of mainly older character homes, much of it Listed. The nearby market town Great Dunmow, approximately 4 miles away, provides comprehensive shopping and recreational facilities. Local connections are excellent, the A120 is 4 miles away and this provides in turn fast and simple access to the M11, Chelmsford and further afield. London Stansted is 7 miles away. There is a fast and regular train service, about every 30 minutes, to London Liverpool Street taking approximately 45 minutes. There are several exceptional State and two excellent public schools all within a fifteen-minute drive.

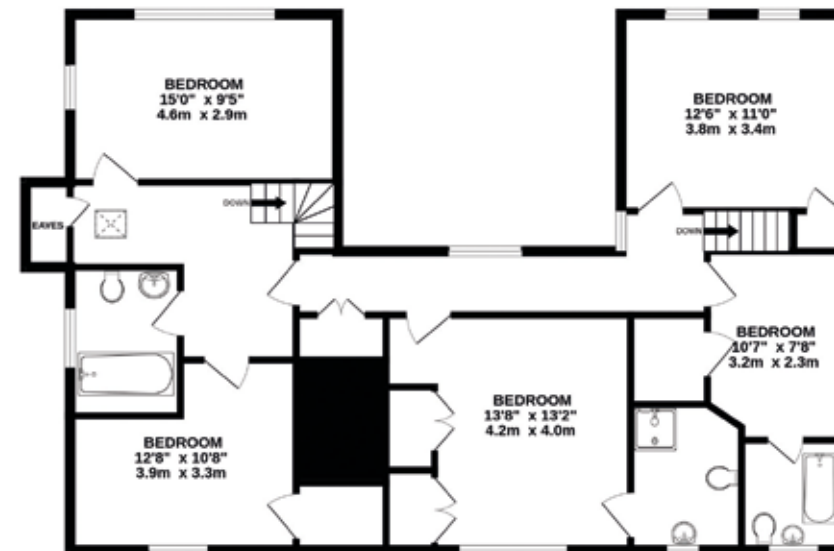




**GROUND FLOOR**  
1532 sq.ft. (142.3 sq.m.) approx.



**1ST FLOOR**  
1070 sq.ft. (99.4 sq.m.) approx.

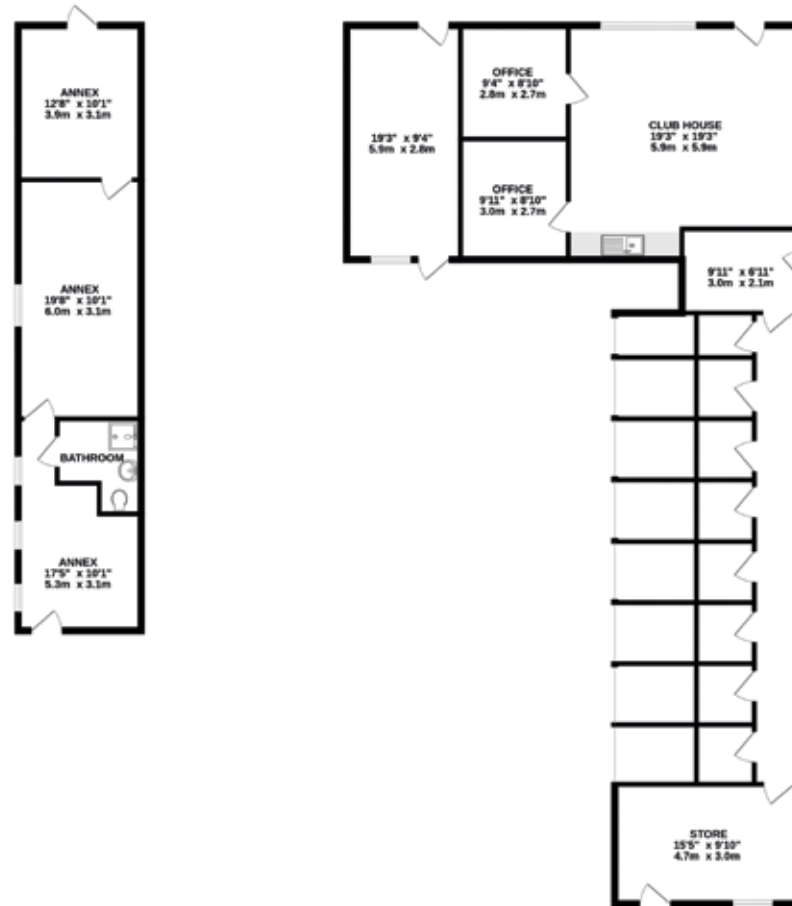


**TOTAL FLOOR AREA : 2602 sq.ft. (241.7 sq.m.) approx.**

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.



OUTBUILDINGS  
2014 sq.ft. (187.1 sq.m.) approx.



TOTAL FLOOR AREA: 2014 sq ft (187.1 sq.m.) approx.

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EPC Exempt  
Council Tax Band: G  
Tenure: Freehold

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Exclusively Group Real Estate. Registered in England. Company Reg No. 14052310 Registered Office: Imperial House Victoria Place Chelmsford CM1 1NY Exclusively Group Real Estate is a trading style of TEGRE Limited.









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**Exclusive Group Real Estate**

Imperial House, Cottage Place, Victoria Road, Chelmsford, CM1 1NY

Tel: +44 (0)1245 200365 | [exclusivelygroup.com](http://exclusivelygroup.com)