



Old Rectory  
Church Hill | Purleigh | Chelmsford | Essex | CM3 6QH

# OLD RECTORY





# KEY FEATURES

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Step inside this delightful residence which has garnered Grade II Listed status to acknowledge its architectural excellence and rich history. The Old Rectory has undergone meticulous restoration to preserve its original character and period charm, while creating an impressive family home. As you enter through the original, Victorian porch, adorned with charming stained-glass windows, you enter the breathtaking double-height entrance hall showcasing a magnificent oak and pine staircase. The entrance hall leads to four reception rooms benefitting from high ceilings, feature fireplaces and beautiful garden views. Continuing through the ground floor, the large, characterful kitchen features a central island with separate breakfast room and three further utility spaces including a pantry.

Ascending to the first floor, the spacious principal bedroom benefits from sprawling countryside views and access to an en-suite bathroom. The first floor offers a further five bedrooms with original features and a large family bathroom. Accessed by a separate staircase, the second floor, formerly the servants' quarters, offers further accommodation, comprising of a modern, equipped kitchen, two bedrooms, one of which with an ensuite, a reception room currently utilised as a cinema/media room and an additional bathroom. The existing layout, featuring two separate staircases leading to both the first and second floors, presents potential for multi-generational living or accommodating live-in staff.

The house has recently undergone extensive renovations, including the installation of four new bathrooms, with underfloor heating added to all six bathrooms. Additionally, there have been upgrades to the electrical system, plumbing, and hot water system. All windows have been refurbished or replaced, and the exterior has undergone complete repointing.

Step outside The Old Rectory to the exquisitely landscaped grounds serving as a standout feature. With tiered lawns and beautiful gardens, it provides an idyllic space for relaxation. A dedicated children's play area with in-ground trampoline and child safety grid to the pond and waterfall, ensure the ideal family garden. A sheltered, southwest-facing terrace offers the perfect setting for alfresco dining. Spanning approximately 1.4 acres, the grounds offer abundant space for potential expansion or customisation.

Situated in the desirable village of Purleigh, approximately 4 miles south of Maldon and 10 miles east of Chelmsford, this property enjoys a prime location. Purleigh is a quaint semi-rural village boasting amenities such as a community-owned village shop, a well-regarded primary school, a beloved public house, and a parish church. Conveniently, the property is in proximity to South Woodham Ferrers, North Fambridge, and Wickford railway stations, offering direct services to London's Liverpool Street.







































Ground Floor



First Floor



Second Floor



Total area: approx. 601.0 sq. metres (6469.5 sq. feet)

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. Printed





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