



Wild Farm  
Lower Burnham Road | Latchingdon | Chelmsford | Essex | CM3 6HQ



# STEP INSIDE

## Wild Farm

Wild Farm is a substantial country home set within 6.5 acres surrounded by picturesque open countryside and offering a purpose-designed two bedroom Annex, extensive 73ft. Barn, workshop/store/car port and a detached Garden Room. North Farnbridge station is just 1.4 miles approx. offering services into London Liverpool Street.

In an idyllic setting surrounded by picturesque open countryside, Wild Farm offers extensive living space with the benefit of a superb Annex, a substantial barn and further office/gym/workshop and a garden room all set amidst 6.5 acres of landscaped grounds including potential for paddock use. A long driveway leads past the large Barn into a sweeping driveway with turning circle and access to the Car Port.

Step inside the main house at Wild Farm, into a welcoming central hallway featuring a balustrade staircase, giving access into an impressive triple aspect main reception which features patio doors either end, allowing access out to the exquisite gardens and a central feature fireplace with woodburning stove. Across the hallway is a further reception/family room with bay window and an adjacent study/home office. The kitchen/dining room is an ideal entertaining and family space with a kitchen area featuring a range of traditional solid wood units, granite worktops and tiled floor. The units and dresser with wine store also flow through into the dining/breakfast area with patio doors leading to the the garden. There is an adjacent utility/boot room and a ground floor cloakroom/wc. To the first floor an expansive galleried landing gives access to the five bedrooms, two having the benefit of a Jack and Jill en-suite bathroom with separate shower. There is also a spacious family bathroom with corner bath and separate shower.































Adjacent to the main house is the purpose-designed three bedroom Annex, perfect for extended family or guests and featuring a dual aspect main living space with adjoining dining area with patio doors opening to the surrounded gardens. The central fitted kitchen has a range of units with built-in ovens, hob and extractor and the bathroom has a separate shower.





# STEP OUTSIDE

## Wild Farm

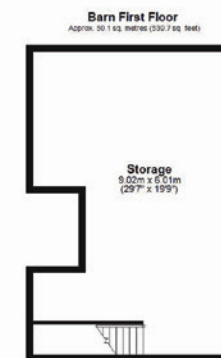
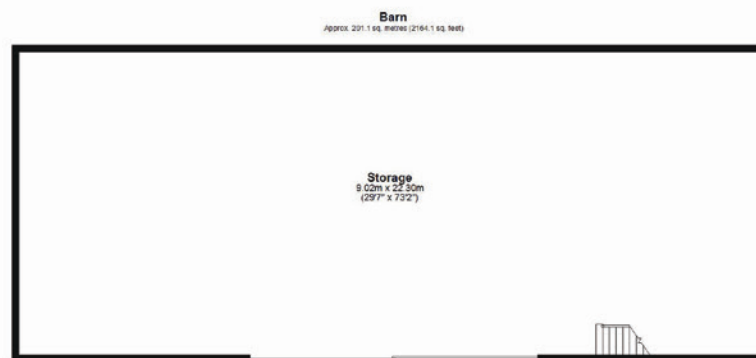
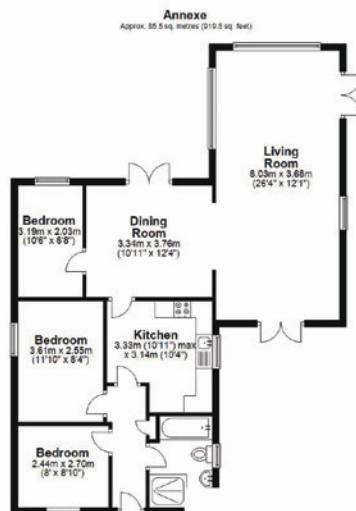
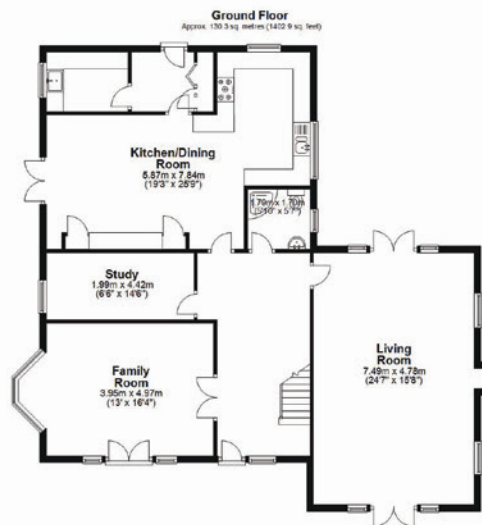
Step outside and the substantial grounds extending to approx., 6.5 acres offer ample space for all the family to enjoy with a landscaped garden area featuring an abundance of trees a shrubs, a pond which is fenced with lush planting creating a wonderful area to site an enjoy the surrounding wildlife and open views. Within the garden area is a detached Garden Room with wc and is currently utilised as a therapy room. From the driveway there is the brick built workshop with pitched roof and storage above. This building has been well designed with a tiled floor, power and light creating an ideal space for storing small machinery, or as a Gym/ office space. The car port is attached.

Finally to the front of Wild Farm, alongside the approach lane, is the substantial storage Barn approx. 73ft. x 30ft., with steps up to a storage area above, offering ample space for machinery storage. The remainder of the land has a separate entrance at the top of the driveway, ideal for Equestrian use as paddock land.

The location, albeit an idyllic rural setting, also offers excellent transport links with nearby rail services to central London from North Fambridge, the sailing hub of Burnham on Crouch and Maldon town centre both approx. 6 miles. Local schools are Purleigh Primary with senior schools at Burnham on Crouch and South Woodham Ferrers. Chelmsford City centre offers Grammar Schools (approx.14 miles).





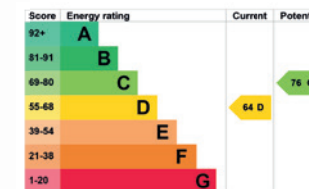


Total area: approx. 721.1 sq. metres (7781.9 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Council Tax Band: G  
Tenure: Freehold





*follow Fine & Country Mid and South Essex on*



Fine & Country Mid and South Essex  
Suite A Imperial House, Cottage Place, Victoria Road, Chelmsford, Essex CM1 1NY  
Tel: +44 (0)1245 979 777 | [midandsouthessex@fineandcountry.com](mailto:midandsouthessex@fineandcountry.com)

