



Lappages Farm, East Hanningfield Road
Rettendon Common | Chelmsford | Essex | CM3 8EG

Lappages Farm

A charming Equestrian property with approx. 3.5 acres of grazing paddocks, stabling and menage together with a characterful 3 bedroom detached cottage located in a semi-rural location close to open countryside, RHS Hyde Hall and Battlesbridge Antiques Centre are close-by and the property benefits from excellent road and rail links.

Tucked away in a peaceful semi-rural setting, this equestrian property offers everything both horse, rider and family could need. Set a short distance back from the road, the property is secured by a private gated entrance which leads past the cottage to the courtyard and stabling / outbuildings. The well-equipped yard consists of five stables, a covered hay barn/ area for machinery, a double garage and a separate double wood store to supply the cottage's wood-burning stoves. Beyond the yard with excellent vehicular access lies a well-maintained Menage with post and rail fencing and separate access to secure grazing paddocks, all bordered by mature hedgerows for privacy and shelter.

The cottage offers three characterful reception rooms, each featuring exposed beams and red brick fireplaces with wood-burning stoves, creating a warm and inviting atmosphere throughout. Two staircases provide access to the first floor areas, where you'll find three generously sized bedrooms and a family bathroom with a separate shower. One of the bedrooms is accessed via the secondary staircase, which rises from the study. At the rear of the property, the kitchen is complemented by a practical utility/boot room and a cloakroom/WC, making this a home that balances charm with everyday functionality. Steps from the dining room lead up to the modern fitted kitchen, which offers ample storage with units that continue seamlessly into the adjoining utility room. The utility also includes coat storage and stable doors that open to the outside. The private garden is mainly laid to lawn with mature trees and shrubs, along with the double wood store, creating a superb outdoor space to enjoy year-round.

Situated in a semi-rural location convenient for main line rail stations at South Woodham Ferrers, Wickford, Billericay or Chelmsford, offering direct services into London Liverpool Street. Chelmsford City Centre is approx. 7 miles offering excellent shopping, entertainment and renowned schooling including Grammar Schools and New hall, as well as Grammar schooling in Southend. There are primary schools at Rettendon and West Hanningfield (approx. 3 miles) and excellent main road links A12 (M25) & A414/M11 Stansted Airport.









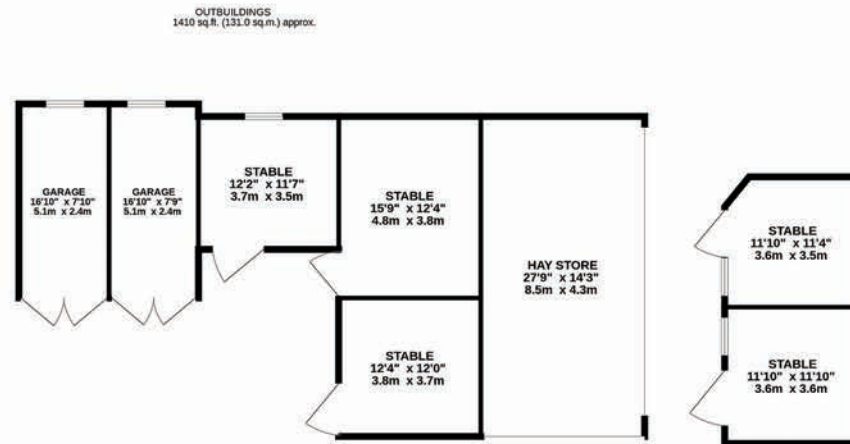
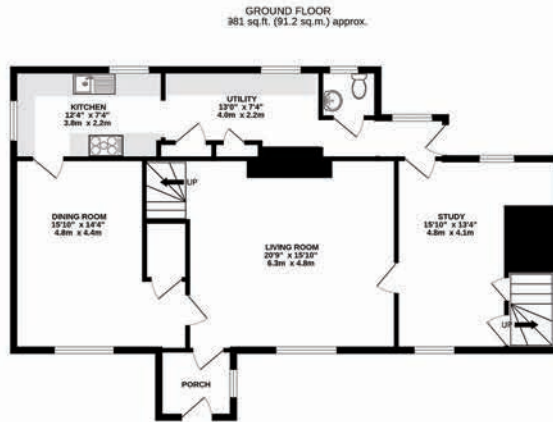




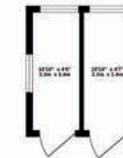








WOOD STORE
99 sq.ft. (9.2 sq.m.) approx.



TOTAL FLOOR AREA: 3195 sq.ft. (296.8 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.

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

follow Fine & Country Mid and South Essex on



Fine & Country Mid and South Essex
1st Floor, 101-135 Kings Rd, Brentwood CM14 4DR
Tel: +44 (0)1277 714044 | midandsouthessex@fineandcountry.com

