



Pump Mead
The Avenue | North Fambridge | Chelmsford | Essex | CM3 6LZ

Pump Mead

A beautifully presented five bedroom residence having been tastefully re-styled by the current owners with stylish decorative touches and a high specification throughout. Set within a gated private setting with half acre of landscaped gardens, a separate gym, garaging and ample living and entertaining space. Located in the heart of North Farnbridge, a sought-after village on the River Crouch with the benefit of excellent transport links by road or rail.

Pump Mead offers the perfect blend of family comfort and stylish entertaining, with over 4,500 sq. ft. of living space spread across three beautifully designed levels. Step inside through the welcoming entrance hall, where exquisite flooring, a solid timber staircase with glass balustrade and clever built-in storage set the tone for the home's quality finishes. A ground-floor cloakroom/WC adds convenience, whilst a home office/study overlooks the front and side aspects.

The heart of the property is the spectacular kitchen/dining/living area, stretching up to 40 ft. and designed for both relaxation and entertaining. This adaptable open-plan space is flooded with natural light from atrium roof features and expansive bi-folding doors leading onto the garden. Warm wood flooring runs throughout, complemented by a modern woodburner that creates a cosy, inviting atmosphere.

The bespoke kitchen includes a central island/breakfast bar, high-spec units and integrated appliances including two ovens, induction hob and wine cooler. From here, a utility/boot room provides additional storage and practical access to the outside. Off the main living space, a separate snug/playroom with its own woodburning stove offers a perfect retreat for quieter moments.

Ascending to the first floor, a generous landing opens into a versatile seating area with far-reaching views across open countryside to the front. The principal bedroom suite is a true retreat, featuring a striking vaulted ceiling and ample space to unwind. A private walk-in dressing room flows seamlessly into the luxurious en-suite bathroom, complete with a freestanding feature bath, separate shower and elegant his-and-hers vanity sinks. This level also offers three further double bedrooms, two of which benefit from their own stylish en-suite facilities, providing comfort and privacy for family and guests alike. On the second floor, a superb 28 ft. bedroom/loft room is complemented by an additional shower room. This flexible space is perfectly suited for guests, teenagers, or as a quiet retreat away from the main household.













Outside a generous sun terrace provides space of outside entertaining and relaxing with five-bar gatese leading down the side of the property to the separate garage, which is double length, has sliding patio doors providing an additional useable space. As the garden sweeps round there is a further detached purpose-built garden room, currently used as a gym and is generous in size at 24ft. x 12'9, adaptable as a home office/studio with power and light connected with wood flooring. The private entry gates lead into a sweeping drive to the front providing ample parking and turning space. The well-tended gardens offers lawns, mature trees and open views to the rear over open countryside.

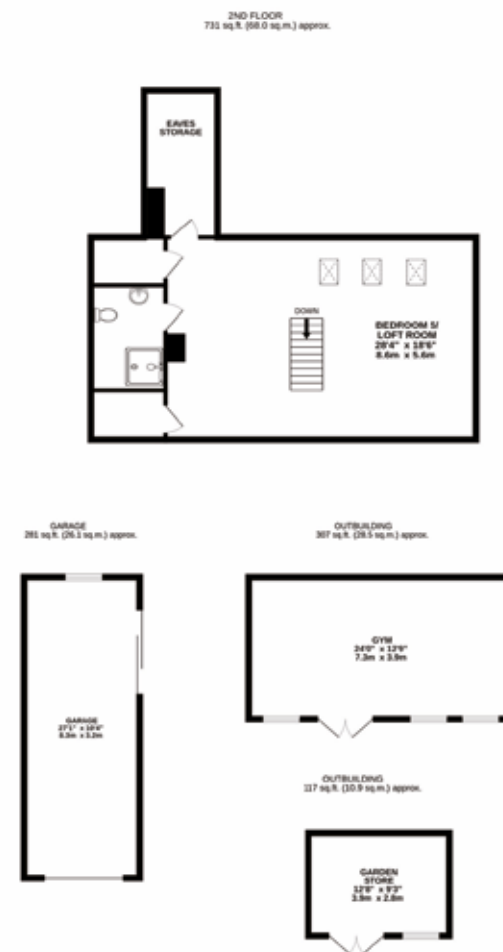
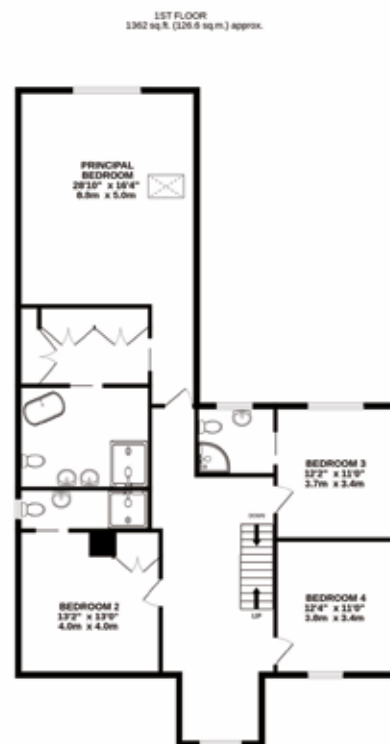
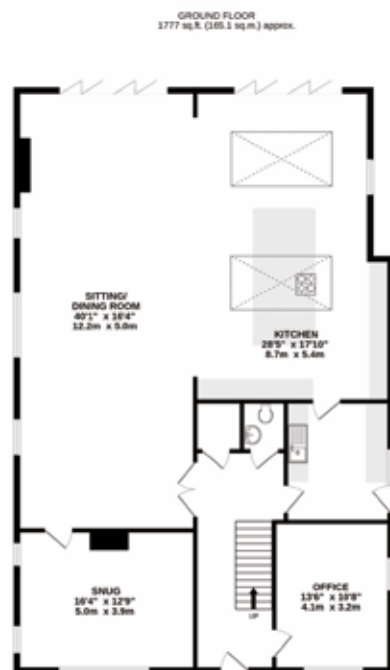
Property Information: LED Smart lighting. Electric car charging point (TESLA). Electric roller shutter door to garage. CCTV.

This elegant property is situated within the desirable village of North Fambridge on the North bank of the River Crouch, within a short walk of its picturesque Marina and historic local pub the Ferry Boat Inn. Surrounded by beautiful walks along the waterfront and through open farmland and Nature Reserve to enjoy the wealth of local wildlife. The village also boasts a train station with services and links to London Liverpool Street with excellent main road links to Southend, Chelmsford and London.





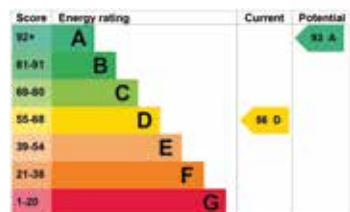




TOTAL FLOOR AREA: 4576 sq.ft. (425.1 sq.m.) approx.

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



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