



Two Swans Farm
Beauchamp Roding | Ongar | Essex | CM5 0PL

A beautifully presented Grade II Listed country residence set within approximately 6.4 acres of picturesque grounds, this exquisite Grade II Listed home offers a wonderful blend of period charm and modern comfort.

Located in the delightful hamlet of Birds Green, close to Ongar, the property enjoys an idyllic rural setting surrounded by open countryside. The residence boasts numerous outbuildings and a well-appointed annex, providing excellent flexibility for guests, extended family, or home office use.

With its characterful architecture, mature gardens, and generous landholding, this unique country home represents a rare opportunity to acquire a truly special property in one of the counties most beautiful locations.

Two Swans is a beautifully restored, timber-framed former public house dating from around 1650. This exceptional period home showcases a wealth of character features, including an original Inglenook fireplace, exposed timbers and solid concrete floors. Set within approximately 6.4 acres, the property offers a delightful garden and versatile outbuildings that provide a range of leisure and lifestyle opportunities.

A separate Annex adds further flexibility—perfect for guests, extended family, or home working.

In recent years, the house has undergone sympathetic restoration and renovation, creating a spacious family home that combines the charm and character of its historic origins with the comfort and practicality required for modern living.

Step inside to a welcoming hallway that connects the ground-floor accommodation. The spacious and light-filled sitting/dining room flows through to a delightful Garden Room with underfloor heating and views across the lawns—a perfect space for relaxing or entertaining. There is also a study, ideal for home working or quiet reading. The farmhouse kitchen is the heart of the home, fitted with handmade Shaker-style units and featuring an AGA, Neff cooker, Bosch dishwasher, microwave, and a teak wood centre island. Practicality is ensured with a large utility/boot room and a downstairs WC.

To the first floor, there are three beautifully presented bedrooms, one of which benefits from an en-suite bathroom.

The family bathroom features a striking freestanding copper bath and a separate shower, combining luxury with timeless style. A spacious landing area provides an ideal space for a study, reading nook, or homework area.

We understand that previous planning consent (now lapsed) was granted for an extension and reconfiguration, offering scope for a buyer to explore future development or redesign, subject to the necessary consents.

From the road, there is pedestrian access to the front of the main house, while vehicular access is provided via a gated driveway with electric gates a little further along. The sweeping driveway curves around to the rear of the property, leading to a large turning circle with access to the house, garage and former stables, now thoughtfully converted into workshops. The formal gardens, located to the side of the property, enjoy wonderful views from the Garden Room and extend down to a detached Summerhouse/Folly, currently used as a gym. The grounds also feature mature Beech hedging, a fruit orchard, and a Victorian-style greenhouse, all contributing to the home's charm and country appeal.

Beyond the gardens lies a large expanse of level land, featuring a range of recently constructed, high-specification modern buildings—perfect for a variety of leisure uses and included in the sale.

In summary, Two Swans Farm offers a wonderful and spacious family home, complemented by delightful gardens and extensive leisure land that lend themselves to equestrian, hobby, or other recreational pursuits. The property also benefits from a modern infrastructure, including CCTV, an alarm system, and up-to-date private drainage (Klargester).

Nestled in the tranquil rural hamlet of Beauchamp Roding, Two Swans Farm enjoys the perfect blend of peaceful countryside living and excellent accessibility. The property is within easy reach of Ongar, Chelmsford, Brentwood, and central London, with convenient main road links and rail services nearby at Sawbridgeworth (London Liverpool Street). Families will appreciate the range of excellent state and private schools for all age groups within easy reach of the property.





















TOTAL FLOOR AREA: 3961 sq.ft. (368.2 sq.m.) approx.

EPC Exempt
Council Tax Band: G
Tenure: Freehold

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