



Southlands Farm
Southlands Chase | Howe Green | Chelmsford | Essex | CM2 7TY

SOUTHLANDS FARM





KEY FEATURES

Set within 9 acres of glorious open countryside, this impressive country estate offers a substantial main residence, blending elegance and comfort in a tranquil rural setting. The expansive grounds include a tennis court, a picturesque fishing lake and extensive detached garaging. A collection of separate barns provides exciting potential for further development, subject to the necessary planning permissions (STPP). One of the barns has been thoughtfully converted into a spacious Games Room/Entertainment Area, offering excellent scope to be adapted into an annex or ancillary accommodation to the main house.

Step inside the main house and over 7,000 sq. ft. of luxury accommodation, including a welcoming dual aspect entrance with the accommodation extending over three floors plus a basement-level cinema room and is bright and spacious with stunning views over open countryside. The heart of the home, the luxury open-plan fitted kitchen/dining/family space features a central island ideal for breakfast dining, built-in appliances and feature lighting with bi-folding doors out to the garden. This whole area creates expansive areas ideal for relaxing and entertaining with stylish design features. The main living space flows through from the inner hallway including a substantial 31ft. living room with french doors opening to the garden, off which is the impressive Orangery flooded with natural light with triple lantern roof and doors out to the gardens. A separate 24ft. sitting room could be used as a Home Office or playroom. From the entrance hall, which has a cloakroom/wc and coats storage, there is access to a separate area where, on the ground floor, is the double garage, a laundry room, a ground floor bedroom suite (with separate shower room) and steps up to a bedroom with en-suite bathroom featuring a separate shower, together with a dressing area. This area offers obvious potential for a separate Annex within the property.

A balustrade staircase from the central hallway leads up to the first floor where the principal bedroom suite, a beautiful relaxing space featuring a freestanding roll top bath, a separate dressing room, en-suite shower room and double doors leading out to a sun terrace with a glazed balcony and artificial grass base to sit and enjoy the far reaching views and sunsets. On this level there are two further double bedrooms which share a shower room.

The stairs continue up to the second floor level featuring a large bedroom suite featuring a dressing room and stylish bathroom with large walk-in shower and separate bath. To the lower ground floor level there is a basement Cinema Room.











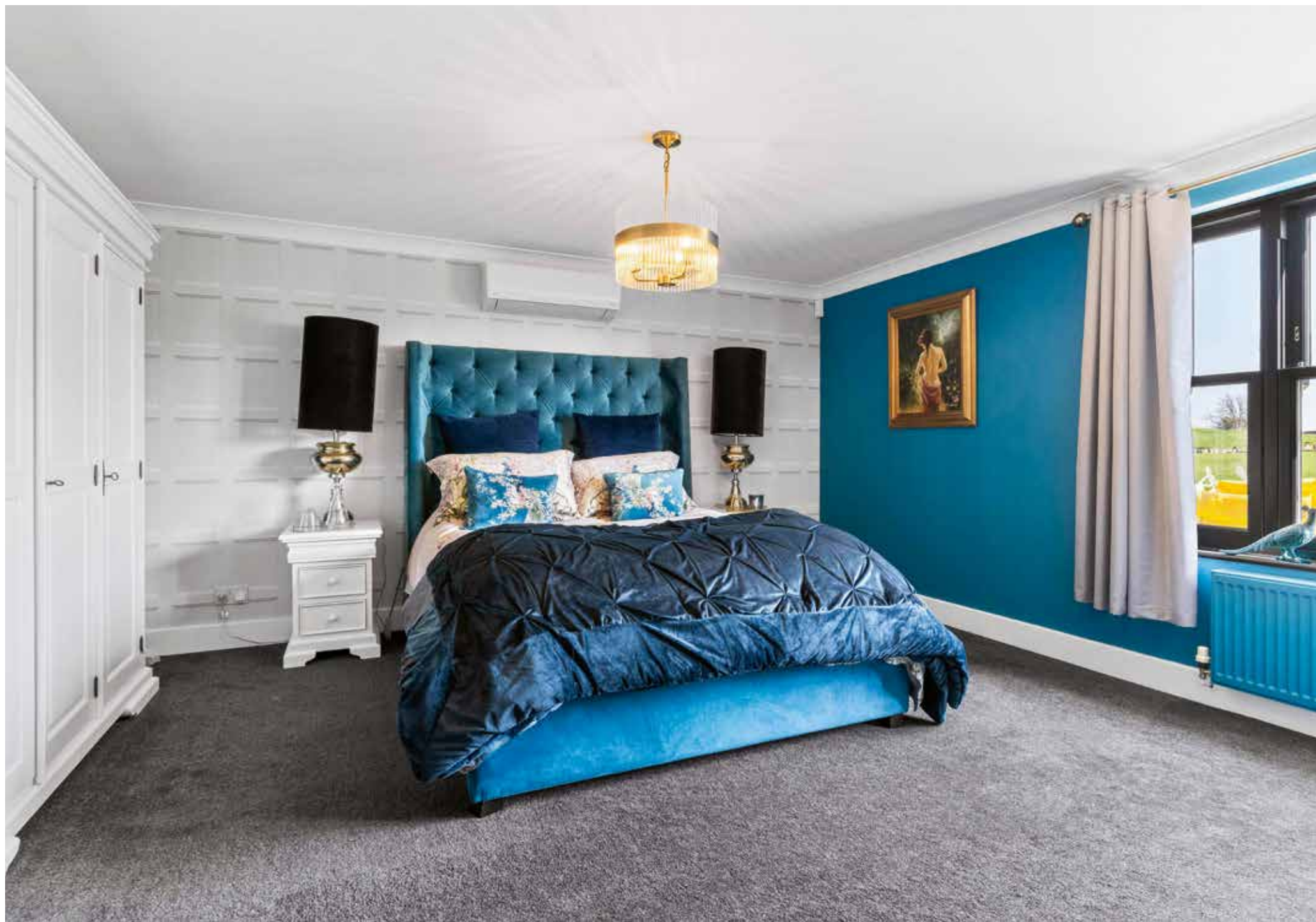


















Approached via a private gated gravel driveway, the estate offers an elegant sense of arrival as it winds past the charming barns toward the main residence and garaging. Surrounding the house are newly installed and beautifully designed terrace areas, ideal for al fresco dining and entertaining, including a distinctive chequerboard terrace designed for games and outdoor enjoyment. The landscaped gardens and sweeping grounds encircle the property, with thoughtfully designed pathways leading to a serene fishing lake and a professionally specified Wimbledon-standard tennis court.

The large converted barn, situated just across the terrace from the main house, serves as a superb Games Room and Entertainment Area. It features a bespoke bar, separate bathroom facilities ideal for guests or gym users and generous storage space. Additional outbuildings include a second barn currently used for vehicular storage, a 4-bay cart lodge/garage and a charming summerhouse. The remainder of the approximately 9-acre estate is gently undulating and predominantly laid to lawn, interspersed with mature trees. For the golfing enthusiast, the grounds also boast two private golf practice holes, a driving net and artificial putting green, offering the ultimate at-home training experience in a truly picturesque setting.

Southlands Farm is located in this delightful semi-rural setting yet close to excellent local schools within the area including Chelmsford City Centre. East Hanningfield CofE Primary School is just two miles distant with renowned senior schools in nearby Chelmsford (Grammar Schools) and senior schools in Sandon (1.8 miles) and Great Baddow. New Hall School is within easy reach with bus services to Felsted School. Danbury Country Park is nearby for lovely walks with an abundance of open countryside near to the property and excellent road links. Main line rail services from Chelmsford offer direct services into London Liverpool Street.



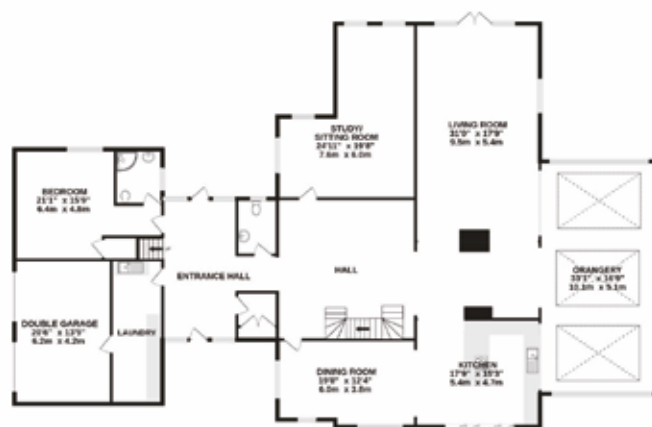




REAR GARDEN
(284 sq.ft. (27.7 sq.m.) approx.)



GROUND FLOOR
(342 sq.ft. (31.5 sq.m.) approx.)



1ST FLOOR
(219 sq.ft. (20.2 sq.m.) approx.)



2ND FLOOR
(613 sq.ft. (56.6 sq.m.) approx.)



TOTAL FLOOR AREA : 7056 sq.ft. (655.5 sq.m.) approx.

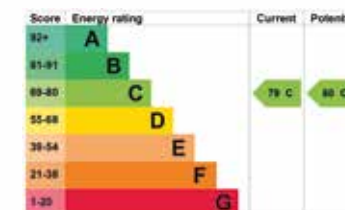
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



TOTAL FLOOR AREA : 3870 sq.ft. (359.6 sq.m.) approx.

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Council Tax Band: G
Tenure: Freehold





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