



Kitchener Road, North Fambridge, CM3 6NJ
Guide Price £1,950,000 to £2,150,000 Freehold



Embracing Country Life with Modern Convenience

INTRODUCTION AND BACKGROUND

If a life in the countryside with the convenience of modern living and working is what you are seeking, then look no further.

Exclusively located within the charming Essex waterside village of North Fambridge, Willow View offers a rare opportunity to purchase a small unique countryside estate offering over 6850 sq ft of characterful living and working space.

Set 30 minutes outside of Chelmsford City on the River Crouch, North Fambridge offers country and river walks, a marina, a recently refurbished pub restaurant and a railway station with links into London Liverpool Street taking approx. 55 mins. It is also well served locally with Schools, GP's, Dental Practises, Supermarkets, Retail outlets, Country Pubs, and Restaurants by the neighbouring villages of Burnham on Crouch, South Woodham Ferrers, and the delightfully historic town of Maldon - all within a ten-to-fifteen-minute drive.

Accessed via a private lane bordering agricultural land, Willow View is located and designed to experience the countryside and enjoy the best of all seasons. Whilst exclusive in location, Willow View is conveniently positioned with the railway station link to London Liverpool Street, the local yacht marina and the public house restaurant all being within a 10-15-minute walk. Equipped with full fibre high speed scalable internet, Willow View is designed to embrace the great outdoors whilst meeting the modern-day living and working lifestyle needs.



With the appeal of its white traditional weatherboard and red clay roof tiles, Willow view is built in character and with a sensitivity to its surroundings. The current owners have through a series of carefully considered developments sympathetically extended and reconfigured the property to make the best use of the available internal and external living and entertaining space. In doing so, they have harmoniously balanced the external appearance of Willow View to create a set of living, entertaining, social, wellbeing and working spaces that integrate seamlessly with one another whilst each retaining their own identity and purpose. Willow View is bordered by agricultural land and is set in approximately one acre of its own sympathetically landscaped grounds. Designed around four characterful developments that incorporate feature rooms and spaces, the Willow View "Estate" offers a unique combination in living styles: -

1. Substantial Manor house
2. Spacious Bungalow Annex
3. Quaint Cottage
4. Two Story Cart lodge
 - Substantial Home Office
 - Large Games and Fitness Room
 - Spectacular Garden Room
 - Extensive Gardens and Outside Entertaining areas

With each development enjoying its own garden space and countryside views from every aspect, the scale and design enables the full benefits of Willow View to be realised all year round. The current owners have enjoyed many milestone Birthdays, family festive gatherings, and regular summer social events in this unique setting.

ESTATE INTRODUCTION

The Manor House, Bungalow annex and Cart Lodge are all set around an attractive courtyard accessed via double five bar gate. From the courtyard there is access to the Cottage and wider grounds incorporating the various outside entertaining areas.



MANOR HOUSE INTRODUCTION This is the primary residence with access from the main central reception hall, set over two floors offering six bedrooms, three ensembles, a family bathroom, large kitchen breakfast dining area with four reception rooms. The Manor house also enjoys the benefit of an additional reception room the "Garden Room", to the left of the main reception hall.

RECEPTION HALL

Accessed from the courtyard through an open sided porch and substantial oak double doors is the welcoming reception hall with stunning oak vaulted ceiling, flagstone flooring, natural brick surround and double doors leading out to the rear garden. The reception hall provides the grand entrance fitting for a residence of this stature. From the reception hall to the right is the primary residence entrance hall which provides access directly to the Manor house. To the left of the reception hall access is provided to the Garden Room, which leads through to the integrated Bungalow annexe, - which also has its own entrance door from the courtyard.



CLOAKROOM WC

Situated neatly beneath the staircase is the fully tiled cloakroom complemented by the terracotta stone tiled flooring incorporating a white suite comprising a close coupled WC with a pedestal wash hand basin, and cupboard storage area, concealed radiator, and extractor fan.

KITCHEN BREAKFAST AND DINING AREA

The kitchen/ breakfast dining area which forms the hub of the house, is cleverly zoned creating an open plan feel, though with clear purpose and use of each of the individual spaces. With a window picture framing views across the rear garden and travertine flooring, the kitchen enjoys a vast range of fitted hand painted French Grey, solid wood bespoke Underwood country style cabinetry including a large central Island, with granite covered work surfaces.

The bespoke fitted kitchen benefits from high quality fittings and appliances including ceramic inset sink and draining board, double oven oil fired Aga with natural brick surround, integrated Smeg dishwasher, Integrated Miele fridge and built in Neff double oven. The central Island houses an inset halogen hob with extractor over with inset downlighters and integrated wine cooler, storage cupboards, and breakfast bar space.

There is a self-contained walk-in pantry to one corner with bespoke hand painted storage cabinetry, plumbed in Whirlpool American fridge freezer, and wall mounted main residence consumer unit.

The kitchen opens out to a dining area space, currently furnished with a 6-seater table and chairs with over table pendant lighting, sideboard, and large wall mounted mirror.



UTILITY / LAUNDRY ROOM

Travertine flooring is carried through into the very useful large utility/laundry room, which is fitted with hand painted country style units, fitted granite covered work surfaces that incorporate inset ceramic sink with single lever mixer tap over and tiled splashback, integrated Whirlpool washing machine and Whirlpool tumble dryer, and the main residence oil fired heating boiler. There is a double-glazed stable style door leading out to the rear garden.

FAMILY ROOM

Travertine flooring extends through from the kitchen / dining area to the adjoining family room. With its panoramic view of the rear gardens and surrounding countryside, wood surround brick-built fireplace housing a multi fuel wood burner and the integrated media centre, this is the main family gathering area for relaxation, watching TV, and listening to music. French doors open onto a large, furnished decked veranda with adjustable canopies to provide the required amount of shade during the warmer months. This seamlessly extends the relaxation, socialising, living, and dining to a great outdoor space.

DINING ROOM

From the Kitchen area you can access the separate good sized dining room with its a feature brick hearth fireplace with wood surround and French doors opening onto a rear patio area providing an inviting space to welcome a large dinner gathering. From the dining room there is an open arch conveniently connecting the dining room to the drawing room.



DRAWING ROOM

A wonderful reception room, to meet before and relax after dining, with the centre piece traditional brick-built inglenook fireplace with solid natural oak mantel and inset multi fuel cast iron burner. There is a window overlooking the gardens, and from here you can access the morning room via double doors, as well as the main entrance hall.



MAIN BEDROOM SUITE

A unique feature of the main house is the main bedroom suite being located on the ground floor. This delightfully light and spacious room has windows to the front aspect as well as double doors opening to the Morning Room and has traditional wooden flooring throughout. There is a separate dressing area with built in wardrobes and cupboard space, with a door leading to the ensuite. There is ample space in the bedroom for free standing furniture. There is a door leading back out into the main entrance hall.

ENSUITE

Accessed from the main bedroom dressing area is the spacious fully tiled ensuite incorporating a built-in large vanity unit with double inset sinks and fitted storage cupboards above including open shelving space, enclosed shower with a monsoon fixed shower head, close coupled WC. and wall mounted chrome ladder style towel rail.

MORNING ROOM

Adjoining the main bedroom suite and Drawing Room via separate glazed double doors is the Morning Room. With panoramic views out onto the substantial lawned area and surrounding countryside, vaulted ceiling, stone floor, natural brick surround and double doors opening out onto its own decked veranda, this is a perfect place to enjoy your morning coffee or afternoon tea – inside or out.



LANDING

The large, carpeted landing with a window offering views of the surrounding countryside, its characterful ceiling design and bordering staircase balustrade leads you elegantly into the first-floor rooms.

FIRST FLOOR BEDROOMS

The first-floor bedrooms are architecturally individual with much thought in the design resulting in charm and character in harmony with the rest of the property. Special attention is drawn to the ceiling and dormer window designs. All bedrooms enjoy smooth plastered ceilings with coved cornices and unobtrusive flush fitting down lighters.

BEDROOM TWO

A light and airy room with a window to the South aspect and an arched dormer window to the side aspect of the property this spacious room enjoys views over the surrounding countryside. The room benefits from a built-in double wardrobe cupboard with a door leading to its private ensuite shower room.

ENSUITE

With tiled walls, the ensuite has a window to the side aspect, enclosed shower, WC., wash hand basin and a convenient white ladder style towel radiator.



BEDROOM THREE

With windows to the rear aspect and to the side, this spacious bedroom enjoys the benefit of a Jack and Jill ensuite shower room with bedroom four.

JACK AND JILL ENSUITE

Shared between bedrooms 3 and 4, this suite comprises enclosed shower, recess for storage, WC., and wash hand basin set on a vanity unit with storage beneath, chrome ladder style towel radiator, fully tiled walls, and flooring, with a window to the side aspect.

BEDROOM FOUR

With a window to the front aspect and arched dormer to the side window the spacious bedroom accommodates a large airing cupboard, a built-in wardrobe and benefits from a Jack and Jill ensuite shower room shared with bedroom 3.



BEDROOM FIVE

A light and spacious room with window to the side aspect and dormer window to the rear. This room benefits from a deep double built in wardrobe and has its own door into the family bathroom. Unique to this room is the oversized loft hatch, with bespoke drop-down ladder providing access to the useful loft storage space.

BEDROOM SIX

A bright and cheerful room with a dormer window to the rear aspect, with easy access to the family bathroom.

FAMILY BATHROOM

Incorporated in the large fully tiled family bathroom is a white suite complemented by a corner bath with chrome telephone style mixer shower attachments, a separate shower enclosure with glass door screen, WC., and wash hand basin. There is a tall wall mounted chrome ladder style towel warming radiator. Benefiting from the natural light from the window overlooking the side aspect, the beauty of this bathroom is its size and simplicity of its layout and features.



MANOR HOUSE GARDEN AND OUTSIDE ENTERTAINING AREAS

Extending to the great outdoors is a design feature of Willow View with the Manor House benefiting from access to the gardens and entertaining spaces from all sides. The main reception hall via its open sided vaulted porch with wooden benches leads you into the front garden. With shingle bordered by Indian sandstone paving, the thoughtfully positioned seating, pots and traditional hand pump styled water feature adjoins the lawned area with its sculptured borders, waterfall centrepiece, and mature trees which cleverly combines the courtyard and cottage garden themes. To the side, the Morning Room opens onto its own decked terrace to take in the substantial lawned area and to the rear, the dining room opens onto a large patio. To the back garden, the Family room, bordered by its own decked terrace and awnings, completes the 360-degree connection the Manor house enjoys with the outside. Each of the areas mentioned benefit from an outside tap, power, and external lighting.



BUNGALOW ANNEX INTRODUCTION

The Bungalow annex is self-contained and has its own entrance from the courtyard. It can also be accessed from the main reception hall via an additional reception room, the Garden Room - which it also enjoys the benefit of. The Bungalow annex comprises a spacious fully equipped kitchen and larder, a generous lounge with feature fireplace and double doors opening onto the garden, an entrance hall leading to a tiled WC and a large master bedroom with vaulted ceiling and ensuite. It also enjoys access to the large games & fitness room (which has its own entrance from the courtyard). Powered and isolated via its own consumer unit, the Bungalow annex has its own boiler and heating system and is alarmed via its own zone(s) from the main central alarm.

ENTRANCE HALL

With access from the courtyard, the hall is laid with grey slate flooring and provides access to the lounge on the right, the master bedroom to the left and the WC in the centre. The hall also has a cupboard which houses the annex boiler and hot water tank.

CLOAKROOM WC

Fully tiled with a white suite complemented by the grey slate flooring carried through from the hall, and a window to the side aspect.



LOUNGE

To the right of the hall entrance a door leads to a lounge area. A charming traditional room with oak beams and a central feature brick-built fireplace with solid oak beam mantel over and inset electric log burner style heater. The room benefits from double doors to the rear opening to its own outside entertaining area and has large windows to the side as well as overlooking the front garden courtyard and lawned area. A connecting door provides access to the annex kitchen breakfast room.

ANNEX KITCHEN BREAKFAST ROOM

With a window picture framing views across the courtyard and surrounding countryside, the well-equipped kitchen incorporates an integrated fridge, inset Villeroy & Boch ceramic sink and drainer with complementary tiled splash backs. Light flagstone flooring complements the solid wood worksurfaces of the cream shaker style kitchen, dresser, and island which also incorporates an inset five ring gas hob, integrated NEFF fan oven-grill and storage cupboards with baskets. Adjacent to the central island is a dining area with space for table and chairs. There is a walk-in pantry with built in storage that currently houses a freestanding Whirlpool upright freezer. The Annex kitchen breakfast room is accessed from the annex lounge or the main reception hall via the Garden Room.

BEDROOM

A spacious light and airy bedroom with a wonderful vaulted ceiling and double windows providing views across the front gardens and courtyard. The bedroom has the benefit of an ensuite as well as double doors which lead into the games & fitness room.

ENSUITE

The ensuite has a window to the side aspect, with enclosed shower, WC, wash hand basin and a convenient white ladder style towel radiator, with tiling to the walls.

BUNGALOW ANNEX GARDEN AND OUTSIDE ENTERTAINING AREAS

Double doors to the rear of the lounge provide access to the Bungalow's own lawn, brick inlaid patio, and BBQ area. The entertaining area benefits from an outside tap, power, and external lighting.



COTTAGE INTRODUCTION

Designed in harmony with the rest of Willow View, the fully self-contained cottage benefits from utility supplies and wastewater disposal and has been thoughtfully positioned to enjoy its own patio and BBQ area and views of the gardens and surrounding countryside from its own timber decked seating and entertaining area. With reclaimed wood flooring throughout, oak beams, a feature spiral staircase and country style range cooker, the "studio" style designed cottage offers a characterful balance of a modern open plan living with traditional charm.

ENTRANCE HALL

Central to the Cottage, this warm and welcoming space frames the natural oak beams, reclaimed solid wood flooring, spiral staircase, and double doors beyond that open out onto the patio and BBQ area.

KITCHEN / DINING AREA

Situated to the left of the entrance is the kitchen / dining area comprising a range of fitted light wood units with gloss black laminate work surfaces, incorporating a Belling ceramic hob double oven and grill range cooker, inset circular stainless-steel sink and integrated dishwasher and fridge. The central island provides additional storage and doubles as a dining/ breakfast table.



LIVING ROOM

To the right of the entrance is a lounge area with its vaulted ceiling, seating area for sofa and chairs, TV point and a large window to the front providing views across the gardens and surrounding countryside.

CLOAKROOM WC

Currently equipped as a WC with scope to be elevated to a wet room, the cloakroom has a window to the rear aspect, a store cupboard, tiled flooring, white sanitary ware and a wash hand basin set on a vanity storage unit.

MEZZANINE FLOOR

The feature spiral staircase leads up to a mezzanine floor which offers additional "attic" style accommodation space.

COTTAGE GARDEN AND OUTSIDE ENTERTAINING AREAS

Double doors to the rear provide access to the Cottage's own lawn, rustic patio, and BBQ entertaining area. The area benefits from an outside tap, power, and external lighting.



FEATURE ROOMS AND SPACES INTRODUCTION

Whereas the Manor House, Bungalow annex and Cottage enjoy their own inside and outside living and entertaining space, Willow view has been designed with a series of feature rooms and spaces that each can all further benefit from: -

CARTLODGE AND COURT YARD

Overlooking the shingle and paved courtyard - large enough to accommodate parking for up to ten vehicles, and in harmony with the rest of Willow View, the two-story Cart Lodge with its pitch and gabled dormer tiled roof offers a further three parking bays, two open with integrated storage to the rear and one accessed via glazed lockable double timber doors, suitable for use as a workshop or vehicle / machinery storage. Adjacent is a small lockable storage area ideal as a garden tool and boot room. There is power and light throughout the cart lodge.

HOME OFFICE /STUDY

Situated above the Cart Lodge and accessed from the courtyard via its own undercover oak staircase, the spacious home office and study provides ample room for several desks and includes walk in storage to one end. The three skylight and two dormer windows make the room light and airy and provides a superb work and study space away from the main living areas – particularly valuable if working from home or running a business or service where clients visit the workplace.



GAMES / FITNESS ROOM

The games and fitness room can be accessed directly from the courtyard. This large barn style space enjoys vaulted ceilings, oak beams complemented by grey flagstone flooring throughout, with fabulous views across the countryside through the large picture window to the front. This room has the addition of built in storage units, a bespoke media and gaming station as well as a galleried mezzanine floor – ideal for reading, craftwork, or hobbies.

GARDEN ROOM

Adjoining the main reception hall is the spectacular Garden Room. With its Oak beamed vaulted ceiling, flagstone floor, brick-built with oak beam inset fireplace housing a multi fuel wood burner and double doors opening out to connect with the back garden, this room offers a wonderful relaxation and substantial entertainment area to the benefit of both the Manor House and Bungalow annex.

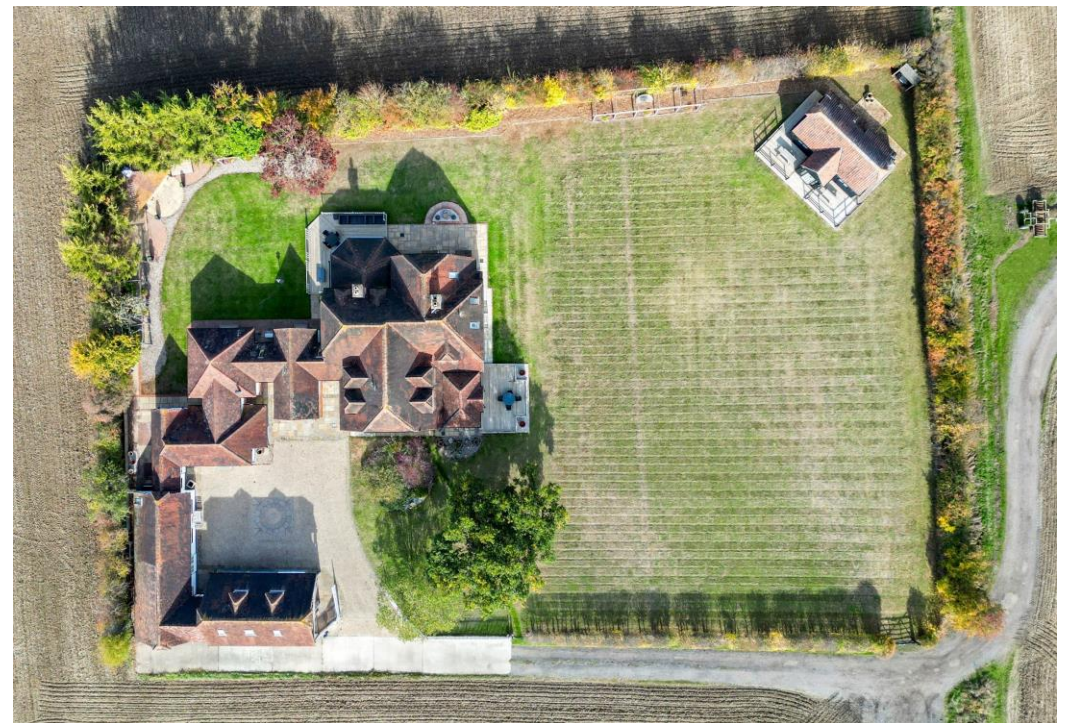


OUTSIDE, GARDENS AND ENTERTAINING AREAS

Embracing the outside space as an extension of the inside is a key design feature of Willow View. The positioning of the entertaining areas associated with the Manor House, Bungalow annex and Cottage ensures they each incorporate their own private garden and entertaining areas whilst having views and use of the wider grounds.

Surrounded by countryside, Willow View is set in its own landscaped grounds of around one acre, with hedge screening to the borders, with consideration to privacy as well as ensuring it is in harmony with the surrounding countryside and local wildlife. The large lawn expanse is sculptured with stoned borders, barked paths, and seating areas, with pergola's leading you through the grounds and water features incorporated at the front and rear areas. The hub of the entertaining space is the back garden. The sculptured lawn bordered by the spectacular Garden Room, a substantial covered Gazebo with its red slate roof, BBQ area with mains power and heaters, surrounding decked terrace and patios, and the Family Room decked terrace with canopies collectively create the perfect alfresco arena.





Created by



APPROX INTERNAL FLOOR AREA 590 SQ M 6353 SQ FT

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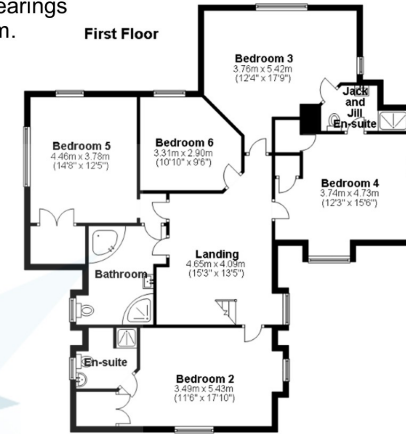
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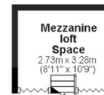
Ground Floor



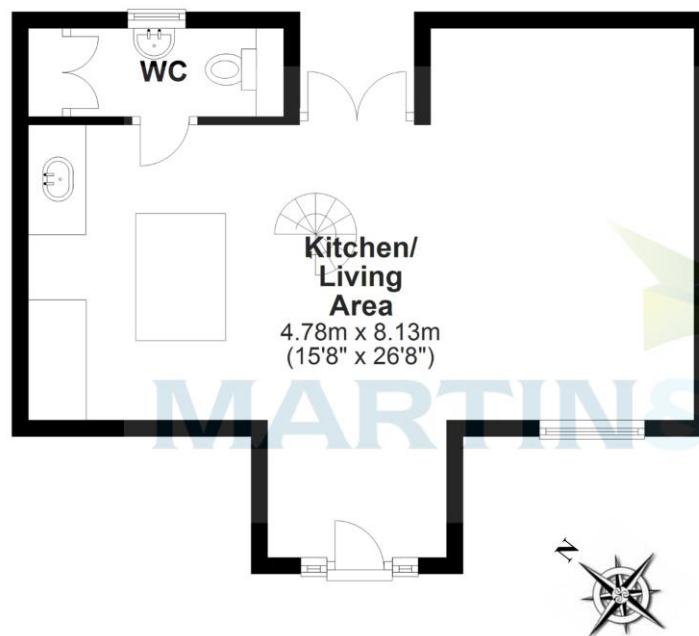
First Floor



MARTIN & CO



Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
51 SQ M 556 SQ FT

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