



Main Road, Boreham , Essex CM3 3AG
£950,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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A simply stunning period home (not listed) located on the outskirts of Chelmsford, affording easy access to the A12 & New Hall school. Hatfield Peverel railway station is 2 miles away and a new railway station, currently under construction which when complete will be five minutes drive away. Energy rating D. The most versatile accommodation totals nearly 3000 square feet and includes a wonderful Orangery and a external gym/home office with shower room.



This stylish country property offers fantastic versatile family living accommodation presented to the highest of orders throughout.

The present owners have made numerous improvements including the recent addition of a wonderful vaulted orangery, the conversion of an outbuilding to a gym with shower room and also the complete re-design and refurbishment of the bedroom, shower room and garden/sitting room.

Externally, the plot which totals just under 0.6 of an acre backs onto open farmland and affords parking for numerous vehicles.

Affording many character attributes this is truly an outstanding home. Along with exposed brick fireplaces many rooms feature exposed timbers and studwork. Recent improvements include a majority of the windows having been replaced by Balmoral Windows of Enfield and the main roof refurbished.

The Gardens

Located on an overall plot of just under 0.6 of an acre. To the left side is a large enclosed shingle driveway providing a parking area for numerous vehicles with vehicular access to the rear garden. To the right of the property is a further driveway leading via double gates to the garage.

To the rear of the house is a large brick courtyard perfect for entertaining. This courtyard gives access to the gardens along with the garage and gym/home office. The gardens are extensively lawned and include many mature trees and shrubs. To the immediate rear and right flank is open farmland. Outbuildings include the gym/home office, a greenhouse/potting shed 13'6 x 8', large garden store and a further lean-to store.

ACCOMMODATION

Storm Porch & Reception Hall

Doors from the hall to the family room, boot room and utility room.

Cloakroom

Two piece suite with striking chrome Victorian style towel radiator.

Family Room or Snug 14'10 x 12'6 (4.52m x 3.81m)

Exposed chimney breast and exposed studwork division leading to:

Dining Room 15' x 11'5 (4.57m x 3.48m)

Chimney breast housing wood burner. doorway to:

Rear Hall

Doors to sitting room, kitchen & orangery.

Sitting Room 15' x 13' (4.57m x 3.96m)

A most comfortable room with a large fireplace & wood burner, exposed timbers.

Orangery 14'10 x 14'2 (4.52m x 4.32m)

Completed in 2020, this most wonderful room features a high vaulted ceiling with impressive glazing. Bi-folding doors to the courtyard. Under floor heating with tiled floor. Rain and heat sensor Velux Integra windows.

Kitchen Breakfast Room 21'3 x 12'6>10'5 (6.48m x 3.81m>3.18m)

Feature vaulted ceiling with exposed timbers.

Utility Room 11'1 x 7'9 (3.38m x 2.36m)

Door to exterior.

Boot Room 10' x 9'10 (3.05m x 3.00m)

Fitted shoes storage unit, open to hallway with doors to:

GROUND FLOOR BEDROOM, BATHROOM AND RECEPTION ROOM

We are of the opinion these rooms being on the ground floor lend themselves for use as a teenagers or elderly dependents living area.

Garden or Sitting Room 13'10 x 7'10 (4.22m x 2.39m)

Double doors to garden.

Bedroom 10'4 x 8'4 (3.15m x 2.54m)

Shower Room

Three piece suite including large shower cubicle.

FIRST FLOOR

Master Bedroom 12'6 x 10'9 (3.81m x 3.28m)

Dual aspect room overlooking the gardens with vaulted ceiling.

Dressing Room/Nursery 12'7 x 8'10 (3.84m x 2.69m)

Bedroom 14'9 x 13'3 (4.50m x 4.04m)

Vaulted ceiling and exposed timbers.

Bedroom 16'2>14'3 x 7'2 (4.93m>4.34m x 2.18m)

Family Bathroom 13'9 x 7'8 (4.19m x 2.34m)

A most luxurious country style bathroom with plenty of storage.

Landing

The landing represents the age & build of the property with many exposed timbers and period features. Stairs to the ground floor and interestingly a staircase to the attic.

OUTSIDE GYM OR HOME OFFICE 15'2>9'1 x 14'3 (4.62m>2.77m x 4.34m)

Recently converted from a store barn this fully insulated room lends itself to a variety of uses. Currently used as a gym and affording a three piece shower room/wc. Triple bi-folding doors open to the courtyard.

Garage 15'5 x 11'2 (4.70m x 3.40m)

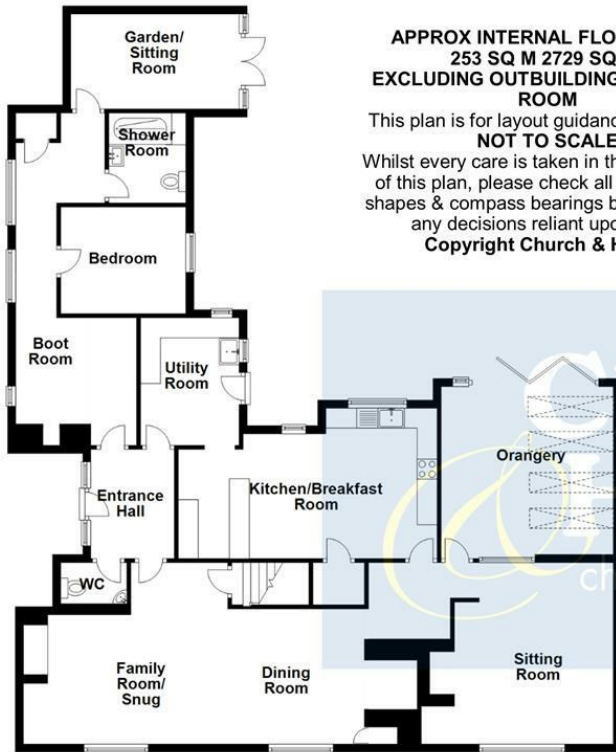
Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.





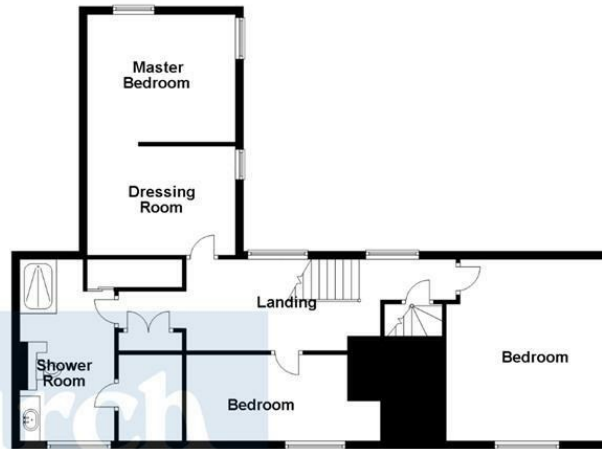
Ground Floor



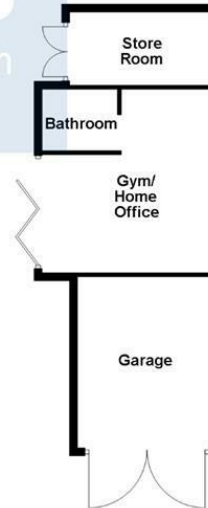
APPROX INTERNAL FLOOR AREA
253 SQ M 2729 SQ FT
EXCLUDING OUTBUILDING AND LOFT ROOM

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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First Floor



Outbuilding



Second Floor

