



Church Green  
Roxwell | Chelmsford | Essex | CM1 4NZ

 FINE & COUNTRY

## 13 Church Green

Positioned in one of Roxwell's most desirable settings, with an open aspect to the front towards the historic church, this impressive detached residence offers the perfect backdrop for family living within a beautifully established plot of approximately a quarter of an acre. Backing directly onto open countryside, the property enjoys a rare sense of privacy and tranquility while remaining conveniently located just five miles from Chelmsford.

Originally built in the 1960s, the home has been thoughtfully maintained and enhanced to provide generous, versatile accommodation ideally suited to modern family life. A welcoming entrance hall sets the tone, leading through to a superb dual-aspect principal reception room, where a feature open fireplace creates a warm and inviting focal point. The adjoining formal dining room is perfectly arranged for entertaining, with double doors opening onto a sun terrace and the landscaped gardens beyond. Flowing naturally from here, the conservatory provides a light-filled retreat, offering uninterrupted views across the garden and neighbouring countryside.

At the heart of the home lies the well-appointed kitchen/breakfast room, designed for both everyday living and sociable gatherings. Fitted with quality appliances including a Zanussi oven and AEG induction hob, the space is complemented by ceramic tiled flooring and ample room for informal dining. A separate utility room enhances practicality, providing external access and direct entry into the integral double garage, while a ground floor cloakroom completes the ground floor accommodation.

Upstairs, five well-proportioned bedrooms offer excellent flexibility for growing families or those working from home. The principal suite benefits from its own en-suite facilities, while additional bedrooms are served by a stylish family bathroom. Built-in wardrobes to selected rooms, along with vanity units and heated towel rails in both bathrooms, add to the home's comfort and functionality.

The property further benefits from double glazing throughout, a Worcester combi boiler, CCTV system, installed safe and owned solar panels, delivering both security and long-term energy efficiency.

















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The gardens are a particular feature of the home, thoughtfully landscaped to create a serene outdoor environment. Mature trees, established planting and well-kept lawns frame the space, while a charming wooden gazebo set upon a block-paved terrace provides an idyllic setting for outdoor dining and summer entertaining. An ornamental pond and open countryside views beyond complete this peaceful and private setting.

To the front, a generous driveway provides ample off-street parking and leads to the integral double garage with traditional up-and-over doors. Additional external features include power supply points and two garden sheds.

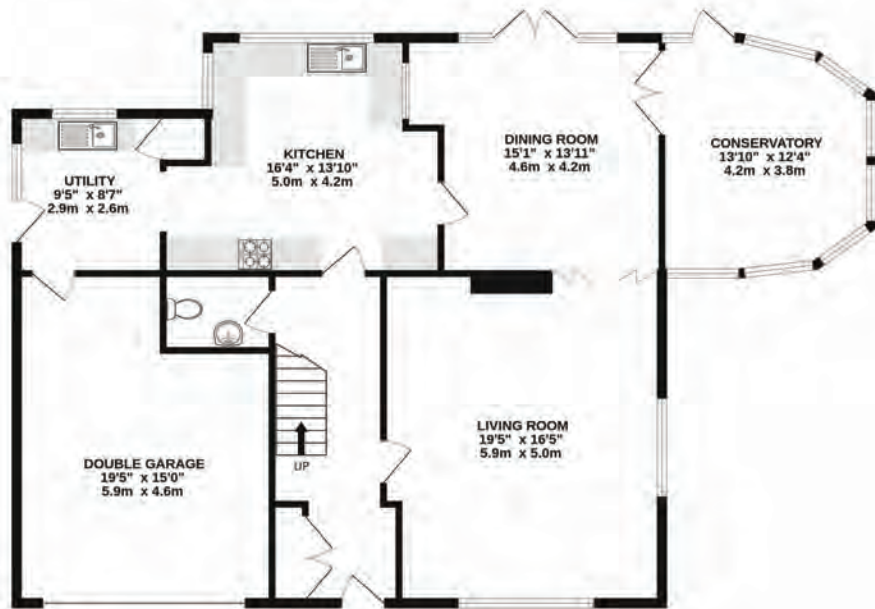
Roxwell itself offers a quintessential village lifestyle, centred around its historic church, well-regarded primary school, village hall, and popular community-owned public house. Despite its rural appeal, the location is exceptionally well connected, with easy access to the A12 and A414, and rail services to London Liverpool Street available from nearby Chelmsford and Ingatestone. Shenfield provides direct links to the Elizabeth Line, while a selection of highly regarded schools, including Chelmsford's grammar schools, New Hall, and Felsted, are all within convenient reach.

Combining generous proportions, a prime village position, and outstanding countryside views, this is a rare opportunity to acquire a distinguished family home in one of the area's most sought-after locations.

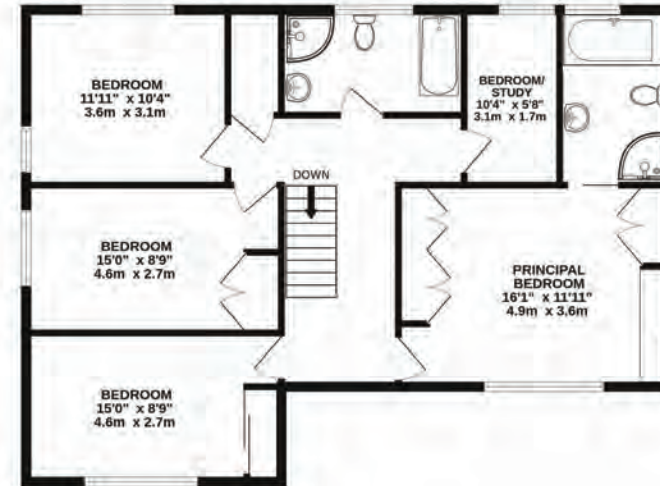




**GROUND FLOOR**  
1368 sq.ft. (127.1 sq.m.) approx.



**1ST FLOOR**  
928 sq.ft. (86.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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: G  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed: 01.05.2026



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