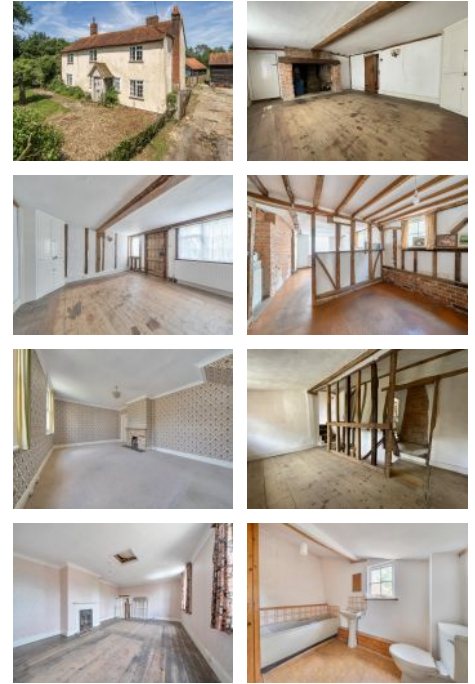




Farm House: Beauchamp Roding, Ongar

**Guide Price
£800,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

A beautifully appointed four bedroom, detached, country residence in need of full renovation with surrounding outbuildings and land extending to approximately 2.62 Acres, situated within the sought-after Rodings, with far-reaching countryside views and excellent access links to surrounding areas and airport facilities.

BEST & FINAL OFFERS TO BE SUBMITTED BY 12PM 5TH AUGUST 2026.

DETAILS

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A beautifully appointed four bedroom, detached, Grade II listed, detached, country residence in need of full renovation with surrounding outbuildings and land extending to 2.62 Acres, situated within the sought-after Rodings, with far-reaching countryside views and excellent access links to surrounding areas and airport facilities.

LOCATION

Located adjacent to School Lane in the village of Beauchamp Roding which

offers excellent transport links being in close proximity to the following nearby towns, offering an array of shopping and leisure facilities:

- Ongar – 7 miles
- Great Dunmow – 8 miles
- Chelmsford – 14 miles
- Stansted Airport – 12 miles
- M11 (Junction 7) – 10 miles
- Chelmsford Station – 14 miles (London Liverpool Street from approximately 35 minutes)

(All distances and times are approximate.)

Ingatestone, Chelmsford, Bishop's Stortford and Epping train stations are all located within approximately 12 miles and offer direct trainline links to London within approximately 35 minutes.

A comprehensive range of preparatory, primary, secondary and sixth form options can be found within the surrounding area, including leading grammar schools, such as: King Edward VI Grammar School, Ongar Academy and Chelmsford County High School for Girls.

THE PROPERTY

Ground Floor

- Sitting Room: (5.21 x 4.20m) - Wooden front door, 2 x S/G timber casement windows, wooden floor, with brick open fireplace, built in storage cupboard and corner wooden cabinet with beam details throughout.
- Dining Room: (3.21 x 3.93m) - 2 x S/G timber sash windows with carpet flooring, brick open fireplace, with further access to:
- Study: (3.99 x 3.26m) - S/G timber casement, brick open feature fireplace with beam details throughout and a wooden floor.
- Kitchen: (3.87 x 3.39m) - 3 x S/G timber casement windows, with lino flooring, beam partial partition, stainless steel sink with laminate cupboards and built-in cupboard.
- WC: (0.91 x 2.26m) - S/G timber window with obscured glass, brick footings, beam details, toilet and sink.
- Utility: (3.02 x 3.52m) - 2 x S/G timber casement window, wooden

back door, tiled floor with ceramic butler sink.

- Boot Room: (3.51 x 1.88m) - 2 x S/G timber casement windows with tiled flooring

First Floor

- Bathroom: (2.21 x 3.29m) - 2 x S/G timber windows with lino flooring, built-in bath, sink and WC.
- Bedroom 1: (3.46 x 3.23m) - S/G timber casement window with wooden flooring, with brick chimney and beam details.
- Bedroom 2: (4.26 x 3.57m) - S/G timber window to the front, brick chimney and beam details, built-in cupboard and access to Bedroom 3.
- Bedroom 3/ Dressing Room: (3.62 x 3.25m) - S/G timber casement windows, wooden flooring, with beam details and feature fireplace.
- Bedroom 4: (5.89 x 4.13m) - Stepped access, 2 x S/G timber sash windows, wooden floor boards, feature open fireplace.

EXTERNALLY

Outside water tap.

Fenced garden to the front with separate tarmac drive to a concrete yard area with outbuildings.

Separate drive to detached garage.

Courtyard seating area to the side.

Separate Meadow to the rear featuring Outbuilding 4 and gated vehicle access to Three Hurdles Lane.

Woodland Strip on the Western Border.

OUTBUILDINGS

Garage

Detached, timber framed and concrete built building with pan tiled roof in need of repairs with double timber door.

Outbuilding 1 (9.86 x 3.32m)

Detached, timber framed and concrete built barn with pan-tiled roof. 2 x

pedestrian doors, S/G Crittall windows. and internal timber partitions.

Outbuilding 2 (10.19 x 5.21m)

Semi-detached, timber framed Essex style barn with double timber doors, timber clad and brick footings. Open-sided lean-to with corrugated sheet roofing to the rear.

Outbuilding 3 (10.09 x 4.77m)

Semi-detached, timber framed barn with concrete floor, timber clad 2 x pedestrian doors, pantile and pantile roof.

Outbuilding 4

Timber framed and corrugated metal sheet clad with dirt floor and double wooden doors in need of repair.

OVERAGE

Proctor's will be sold subject to 25 year Overage reserving 25% of any increase in value arising from changes of use or planning permission for development. The Overage will not trigger for:

- agricultural development or uses
- equestrian development or uses
- a single residential dwelling

Any other development will trigger the Overage.

BEST & FINAL OFFERS

Best and final offers to be submitted using the attached Tender form to Amy Randall a.randall@wnott.co.uk by **12pm Wednesday 5th August 2026**.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

Prospective purchasers must undertake their own investigations into the availability and suitability of existing services including, but not restricted to, the existing drainage and the requirements of any lenders.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band E.

PLANNING

The Local Planning Authority is Epping Forest District Council.

The Property is situated within designated Green Belt.

Proctor's is Grade II listed.

Prospective purchasers must satisfy themselves as to the suitability of the land for their proposed use.

RESTRICTIVE COVENANTS & EASEMENTS

The property is sold subject to any existing wayleaves, easements or restrictive covenants whether mentioned in these particulars or not.

There will be a restriction preventing the transfer, novation or sub sale of the property prior to completion.

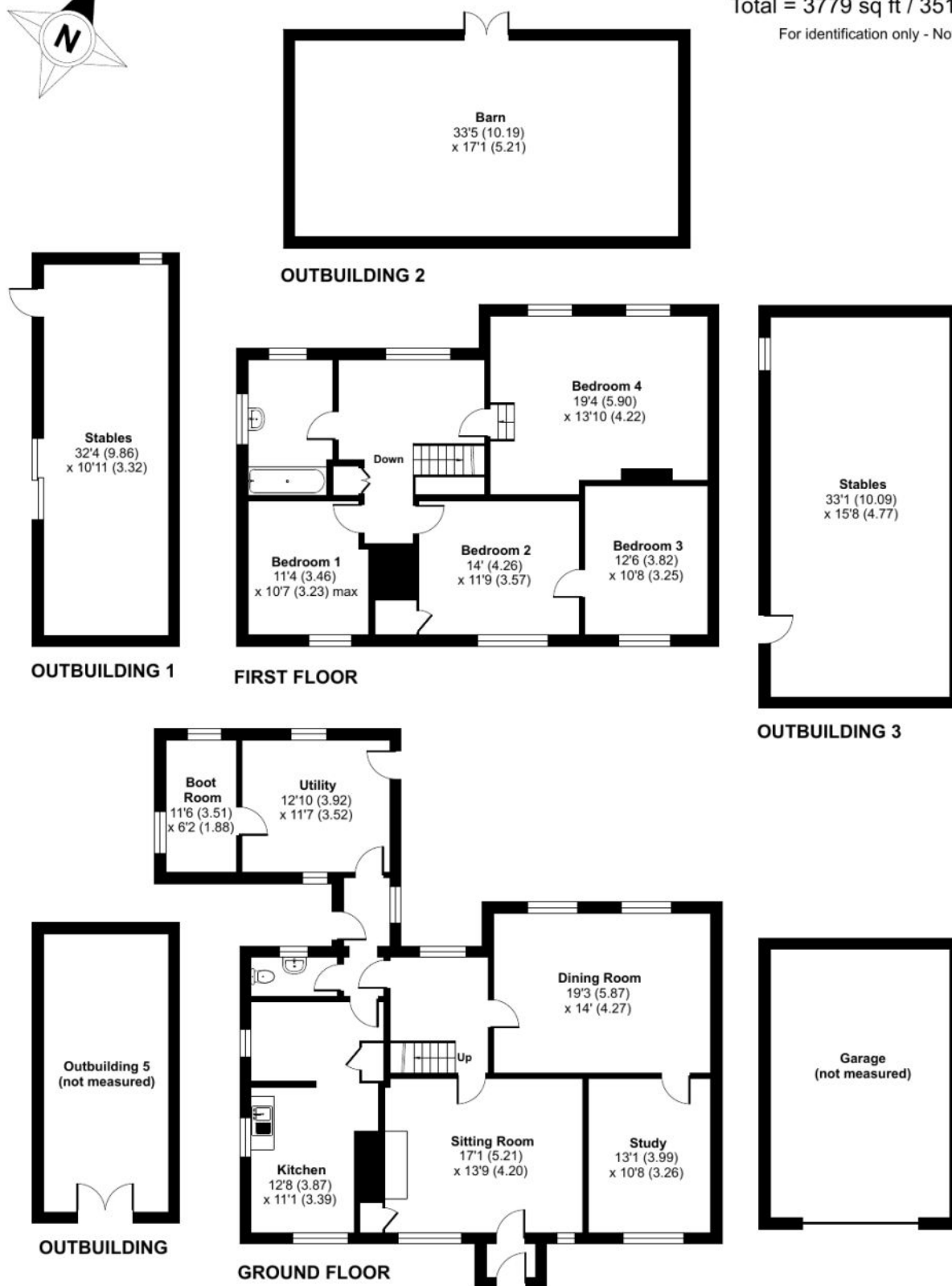
Proctor's, Beauchamp Roding, Ongar, CM5

Approximate Area = 2338 sq ft / 217.2 sq m (excludes garage)

Outbuilding = 1441 sq ft / 133.8 sq m (excludes outbuilding 5)

Total = 3779 sq ft / 351 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Proctor's, School Lane,
Beauchamp Roding, Ongar,
CM5 0PJ

**Whirledge
&Nott**

Land • Property • Development

