



Spread Eagle
Church Lane | Ford End | Chelmsford | Essex | CM3 1LH

STEP INSIDE

Spread Eagle

The Old Spread Eagle, Ford End is a landmark country residence set within the heart of the picturesque village of Ford End, just north of Chelmsford. The Old Spread Eagle is a truly exceptional former village pub, beautifully reimagined into an elegant country residence of rare character and scale. Offering approximately 3,777 sq. ft. of refined accommodation, this remarkable home blends historic charm with contemporary luxury, all framed by breathtaking countryside views and grounds extending to approximately one acre.

Lovingly restored and impeccably maintained, the property opens into a grand and welcoming entrance hall, where reclaimed oak cider floorboards set the tone for the craftsmanship and quality that flows throughout the home. Two magnificent interconnecting reception rooms provide versatile living and entertaining space, bathed in natural light from double and triple aspects. Exposed timbers, paint-washed beams, bespoke shelving, window seating and feature brick fireplaces create an atmosphere of warmth, elegance and refined country living, one currently styled as a formal dining room for effortless entertaining. There is one working woodburning stove and a further gas stove featured in the second reception/dining room.

The kitchen/breakfast room forms the heart of the home: a beautifully appointed space featuring a Rangemaster cooker, Corian worktops, Neff integrated dishwasher and slate flooring, with ample room for relaxed family dining. Complementing this is a fully fitted utility room, cloakroom/WC, and a further versatile family room with French doors opening directly onto the garden - perfect as a garden room, studio, hobby space, or refined home office.

Upstairs, the first floor offers five beautifully styled bedrooms, each presented to a high standard. The principal suite enjoys the luxury of a private dressing room and en-suite shower room. Bedroom two benefits from an adjacent bathroom, while three further bedrooms feature built-in wardrobes, including one currently used as a home office. A luxurious family bathroom completes the floor, featuring twin vanity sinks and a separate shower.

The self-contained annex, converted from the former garage and accessed internally from one of the reception rooms, provides exceptional flexibility. It features an open-plan living and kitchen space with a separate shower room and underfloor heating—ideal for multi-generational living, guest accommodation, private workspace, or income potential.

















STEP OUTSIDE

Gardens & Grounds

The landscaped gardens are a defining feature of The Old Spread Eagle. Designed to maximise rural setting to enjoy the stunning, uninterrupted farmland views. A paved sun terrace offers the perfect vantage point for outdoor dining and sunrise views, flowing into manicured lawns, mature trees and shrubs. The grounds also include a small orchard, vegetable garden, pond and a machinery store/workshop, creating a lifestyle setting of both beauty and practicality. The property benefits from multiple private parking areas, including convenient off-road parking near the kitchen for easy unloading, additional parking by the annex and secure gated gravel parking beyond double timber gates.

Further features include double glazing (including leaded light windows), three-phase electricity supply, LPG gas boiler and underfloor heating in the annex. There is also Fibre Broadband fibre with 1000mbps broadband speed, which is perfect for working from home.

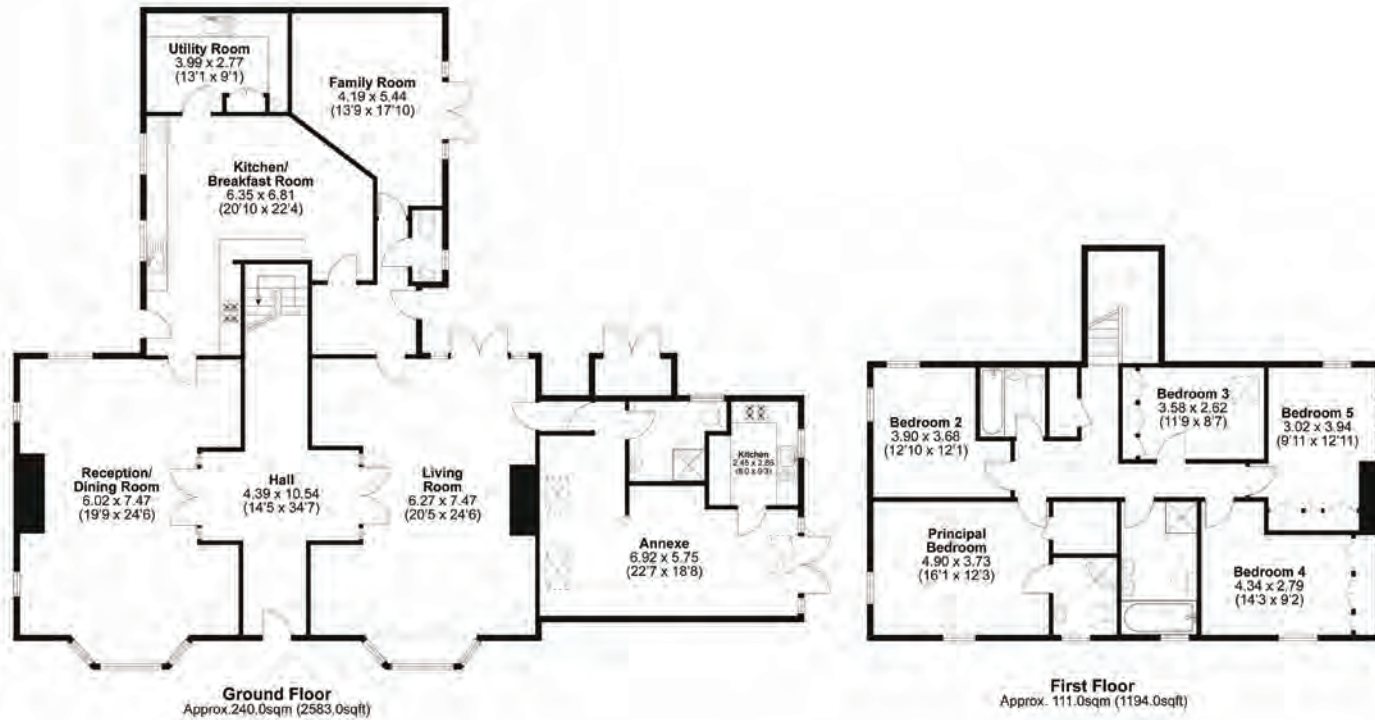
The Old Spread Eagle is more than a home—it is a statement residence, offering scale, history, elegance and privacy in one of Essex's most charming rural settings. A rare opportunity to acquire a landmark village property that delivers luxury, lifestyle, and legacy in equal measure.

Set within the idyllic semi-rural village of Ford End, the property enjoys a charming community atmosphere with its own primary school and historic church, while remaining superbly connected for modern living. Fine dining and country hospitality are close at hand, with the renowned Galvin Green Man and the Leather Bottle at Pleshey just a short drive away.

Chelmsford city centre lies within approximately eight miles, offering extensive shopping, leisure facilities, and highly regarded education, including grammar schools and the prestigious New Hall School. Mainline rail services provide fast and direct connections into London Liverpool Street, making the location ideal for commuters seeking refined countryside living with city accessibility.

Further exceptional educational provision includes Felsted School, accessible in under four miles. Road connections are equally convenient, with swift access to the A12, A120, M25 and M11, providing excellent links to London, Cambridge, and Stansted Airport for national and international travel.





TOTAL FLOOR AREA: 3777 sq.ft. (351 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.



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