



April Cottage
Back Lane | Ford End | Chelmsford | Essex | CM3 1LG

STEP INSIDE

April Cottage

Defining the traditional architecture and warm, intimate atmosphere of a cosy cottage, this beautifully presented four-bedroom thatched home is situated in the popular village of Ford End and enjoys picturesque views across open farmland.

April Cottage, with its well-maintained thatch providing excellent natural insulation, forms part of a Grade II listing together with the adjoining cottage c.16th Century, with the extension added in the mid 1990's. The property retains much of its original character and rustic charm, including exposed beams, a flagstone floor, feature fireplaces and traditional cottage-style windows. These historic features are complemented by a generous landscaped garden designed with distinct areas for entertaining, relaxing in the sun and cultivating fruit and vegetables for those with green fingers.

Inside, the cottage offers separate reception and dining areas which flow through to a spacious sitting room. French doors open onto a sun terrace that runs the full width of the property, creating a seamless connection between the interior and garden. Two feature fireplaces with wood-burning stoves enhance the cosy atmosphere of the already charming living spaces. The country kitchen retains its original flagstone floor and is well fitted with wooden units and worktops, together with a Rangemaster range cooker and useful storage and larder cupboards. An equally generous utility and boot room provides further storage, space for appliances and a traditional stable door leading outside. At one end of the ground floor is a family bathroom featuring a freestanding roll-top bath, conveniently located near the stairs to the first floor.

Two separate staircases lead upstairs. One staircase leads directly to the principal bedroom, which benefits from fitted wardrobes along one wall and a private en-suite shower room. The second staircase leads to a further landing from which three additional double bedrooms can be accessed, all enjoying attractive views over the surrounding countryside.

Full of character and period charm, the property offers a warm and welcoming atmosphere while still providing practical living space suited to modern family life. April Cottage also benefits from allocated parking, with pathways leading to the entrance through well-tended gardens.









Step Outside

The large rear garden enjoys an easterly aspect, ideal for morning sunshine and outdoor relaxation. Immediately behind the cottage is a sun terrace perfect for al fresco dining, leading onto well-maintained lawns, mature flower and shrub borders, and a further sun-soaked seating area complete with a covered bar, barbecue area and pizza oven. Beyond this lies a thoughtfully organised growing area for fruit and vegetables and at the end of the garden a bespoke, newly constructed garden room provides a versatile space suitable for a home office or studio. We understand the Cottage had a full re-thatch in 2010, with regular maintenance on gullies over the following years with a re-ridge, gully repairs and a full brush down July 2025.

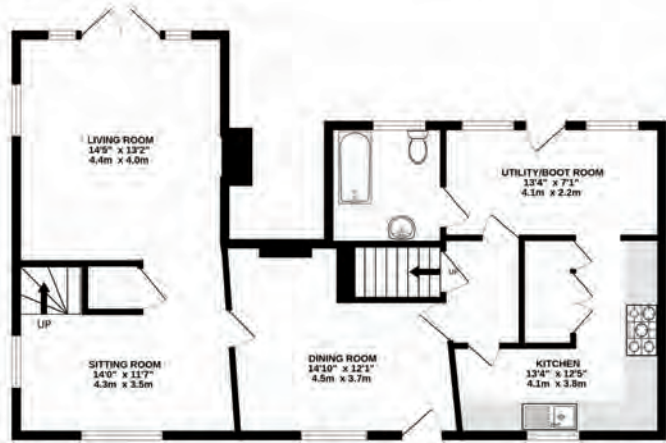
Set within the idyllic semi-rural village of Ford End, the property enjoys a charming community atmosphere with its own primary school and historic parish church, while remaining well connected for modern living. Excellent country dining can be found nearby, including the renowned The Galvin Green Man and The Leather Bottle, both just a short drive away.

The city of Chelmsford lies approximately eight miles to the south and offers extensive shopping, leisure facilities and highly regarded education, including grammar schools and the prestigious New Hall School. Mainline rail services from Chelmsford provide fast and direct connections into London Liverpool Street, making the location particularly attractive for commuters seeking countryside living with convenient city access.

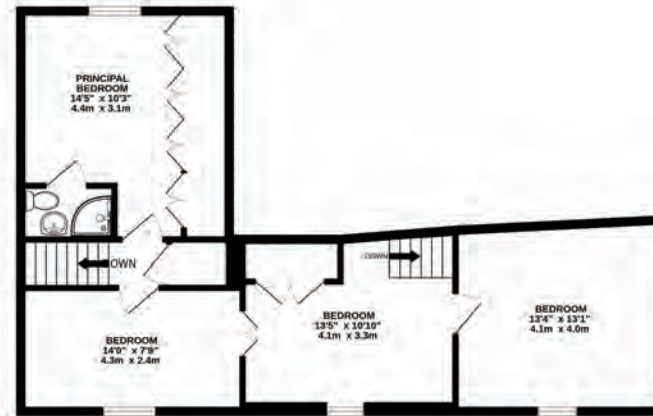
Further excellent educational opportunities include Felsted School, located less than four miles away. Road connections are equally convenient, with swift access to the A12, A120, M25 motorway and M11 motorway, providing excellent links to London, Cambridge and London Stansted Airport for national and international travel.



GROUND FLOOR
625 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.6 sq.m.) approx.



OUTBUILDING
107 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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