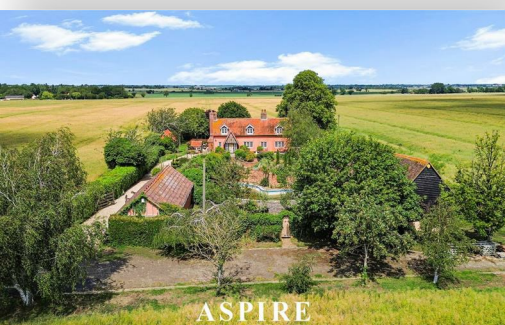


**To arrange a viewing contact us  
today on 01268 777400**



## **Moats & Springs Farm, Rochford Offers in excess of £1,200,000**

Aspire Estate Agents are truly delighted to bring to the market Moats and Springs Farm, a breathtaking four-bedroom detached residence occupying a tranquil rural position with uninterrupted views across open farmland. Set along a private road with secure gated access, close to the village of Stambidge and within approximately a five-minute drive of Rochford mainline railway station, this is a rare opportunity to acquire a home of genuine history, beauty and distinction.

Believed to have origins dating back to the 16th century, this remarkable residence has been lovingly and extensively refurbished by the current owner to an exceptional standard, with every detail carefully considered to preserve the character, charm and soul of the original home while creating an extraordinary modern family residence. From exposed beams and brickwork to Inglenook fireplaces, oak flooring, limestone tiling, traditional copper radiators and beautifully crafted finishes throughout, the property offers a level of warmth, craftsmanship and individuality that is incredibly hard to find.

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From the moment you arrive, the setting immediately feels special. The property is approached via a secure gated entrance and sits within extensive grounds, framed by mature gardens, open countryside and a stunning feature moat with decorative bridge. This is a home that feels completely private, peaceful and timeless, while still remaining well connected to nearby villages, local amenities and railway links.

The accommodation is both generous and beautifully arranged. The entrance porch sets the tone perfectly, with original-style detailing, fitted benching, parquet flooring and vaulted beamed ceiling. From here, the home opens into a series of outstanding reception spaces, each offering its own unique character. The sitting room features a magnificent brick-built Inglenook fireplace with inset wood burner and oven above, while the main lounge continues the sense of period grandeur with a further Inglenook fireplace, oak flooring, exposed beams and a wonderfully cosy yet impressive atmosphere.

The dining room provides a superb formal entertaining space, complete with feature fireplace, exposed brickwork, oak flooring and beamed ceiling, while the family room offers a further expansive living area with limestone tiled flooring, exposed brickwork and a split-level beamed ceiling. Together, these spaces create a home that is perfectly suited to family life, entertaining and relaxed countryside living.

The kitchen/breakfast room is full of charm and practicality, fitted with a traditional range of cabinetry, oak work surfaces, induction hob, copper canopied extractor, integrated Bosch double oven, glass and copper sink, breakfast bar and limestone flooring. Positioned to enjoy access out towards the rear garden, it is a beautiful everyday space that blends country character with modern functionality. A separate utility room, complete with Butler sink, oak work surface, laundry space and terracotta wine rack, provides excellent additional practicality, while a stylish ground floor shower room completes the ground floor accommodation.

To the first floor, the landing enjoys far-reaching views across open farmland and leads to four well-proportioned bedrooms. The principal bedroom enjoys wonderful outlooks across the moat, swimming pool and barn, creating a truly special place to wake up. Three further bedrooms continue the home's characterful feel, with exposed beams, feature fireplaces, countryside views and excellent versatility, including the option for a home office if required.

The first floor is further served by a modern shower room and a beautiful family bathroom, the latter featuring a striking freestanding copper bath, traditional heated towel rail and elegant tiled finishes.

Externally, Moats and Springs Farm becomes even more impressive. The grounds are a genuine standout feature, offering a wonderful combination of mature gardens, seating areas, lawn, sandstone patios, a functioning well, feature moat, decorative bridge and a kidney-shaped swimming pool with surrounding paved terrace. The views across the neighbouring farmland are simply stunning and create an overwhelming sense of space, privacy and calm.

A major additional feature is the detached barn, measuring approximately 39'10" x 17'3". This incredible double-height space enjoys exposed brickwork, traditional beams, vaulted detailing, concrete flooring and charming leaded light windows. It offers huge potential for a variety of uses, including home office, studio, leisure space or possible annexe conversion, subject to the necessary consents.

The property also benefits from a substantial garage measuring approximately 38'3" x 14'10", complete with power, lighting, side access and windows, along with extensive driveway parking to the front.

Moats and Springs Farm is not simply a house; it is a once-in-a-generation home. Rich in history, beautifully restored, surrounded by countryside and offering an exceptional lifestyle both inside and out, this is a property that must be viewed in person to be fully appreciated.

#### Ground Floor

##### Entrance Porch

Kitchen  
4.92m x 4.15m  
16'2" x 13'7"

Reception Room  
4.15m x 4.03m  
13'7" x 13'3"

Lounge  
5.70m x 4.03m  
18'9" x 13'3"

Dining Area  
4.03m x 3.95m

13'3" x 12'11"

Utility Room

3.38m x 2.16m

11'1" x 7'1"

Bathroom

Reception Room

4.45m x 4.10m

14'7" x 13'5"

First Floor

Bedroom

4.28m x 3.91m

14'0" x 12'10"

Bedroom

4.33m x 4.09m

14'2" x 13'5"

Bedroom

4.09m x 3.73m

13'5" x 12'3"

Bedroom

3.73m x 1.87m

12'3" x 6'1"

Bathroom

Outbuilding

3.20m x 2.90m

10'6" x 9'6"

Garage

11.50m x 4.40m

37'9" x 14'5"

Barn

12.10m x 5.21m

39'8" x 17'1"

# Moats And Spring Farm

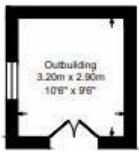
Approximate Gross Internal Floor Area = 206.3 sq m / 2219 sq ft

Garage Area = 50.6 sq m / 545 sq ft

Outbuilding Area = 9.3 sq m / 100 sq ft

Barn Area = 67.5 sq m / 727 sq ft

Total Area = 333.7 sq m / 3591 sq ft



Outbuilding

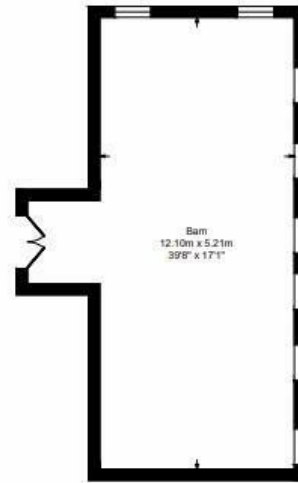


First Floor

Ground Floor

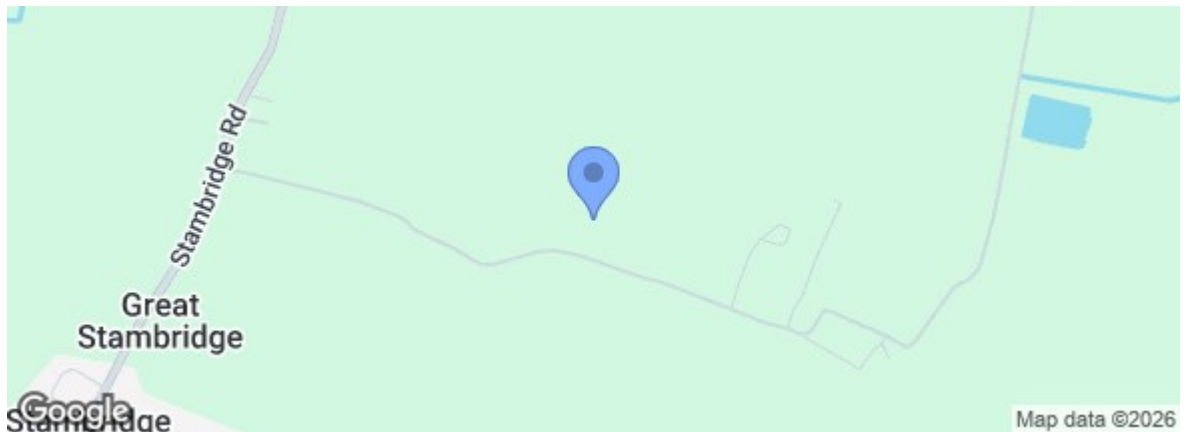


Garage



Barn

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<b>England &amp; Wales</b> EU Directive 2002/91/EC Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	40
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<b>England &amp; Wales</b> EU Directive 2002/91/EC Environmental Impact (CO <sub>2</sub> ) Rating	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.