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Ashton *Signature Homes*

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OLD KELVEDON GRANGE ONGAR ROAD

Kelvedon Hatch Brentwood, CM15 0LA

Guide Price £1,600,000

Old Kelvedon Grange is a fantastic GDII listed, 5-bedroom, semi-detached family home offering great charm and character set over three levels and with parts dating back to the late 16th century. The property has been lovingly and beautifully refurbished by the current owners and offers over 4900 sq.ft of accommodation, which includes a spacious, detached 1-bedroom, self-contained annexe, along with a variety of outbuildings. Set on a lovely semi-rural plot of just over 2 acres (stls) surrounded by open fields, viewers will note that there are well-maintained, formal gardens with two natural ponds and there is plenty of secure/covered parking by way of 2 carports and a large workshop. Applicants looking for properties with equestrian use, will be delighted to know that there is a stable block with vehicle access, consisting of three stables with hardstanding to the front, along with a spacious barn, all sitting adjacent to a large paddock. Coming to the market with NO ONWARD CHAIN, we would advise interested parties' book to view at their earliest convenience.

- SUBSTANTIAL & WELL MAINTAINED 2.06 ACRE PLOT
- COMPLETELY REFURBISHED BY THE CURRENT OWNERS
- WORKSHOP WITH STORE ROOM, 2 X CARPORTS & BARN
- DETACHED ANNEXE - 1 BED, KITCHEN & RECEPTION
- 4921 SQ.FT OF ACCOMMODATION OVERAL
- EQUESTRIAN USE (STABLES & Paddock)
- 6 BEDROOMS IN TOTAL (5+1)
- GD II LISTED - SEMI DETACHED HOUSE



You enter the property via a covered storm porch and through a stable-type door into a large reception area with polished solid wooden flooring. Tucked away to one corner is a water pump which drew water from the well; it is now disconnected but remains quite an interesting feature of this room. From the reception room you have access into the main living room which has a beamed ceiling, wooden doors and a lovely red brick Inglenook fireplace with heavy wooden mantle and log burning stone. An attractive beamed 'country style' kitchen/breakfast room has bespoke, cream wall and base units with quartz work surface over providing ample storage space. There is a Rangemaster cooker with extractor above, an integrated wine chiller and plenty of space for additional appliances here, and in a separate utility room which has storage cupboards and a sink unit. There is underfloor heating under the tiled flooring, and to the utility room and first floor bathroom. The conservatory which sits at the rear of the property has windows to all aspects and a high vaulted ceiling with ceiling fan, from here you can enjoy views over the patio and garden. Finishing the accommodation on this level is a good-sized home office with fitted workspace perfect for those looking for a quiet space to work from home, and a ground floor cloakroom which is accessible from within the utility room.

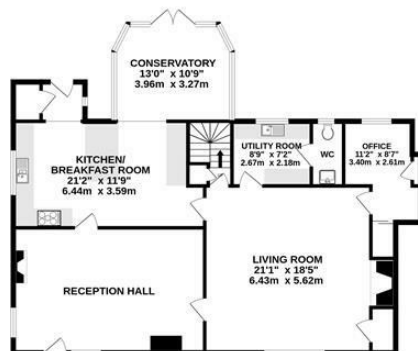
Behind a door in the living room is a staircase which rises to the first floor, where from the landing you have access to four bedrooms and a main family bathroom. Overall, the property has five double bedrooms, with the fifth bedroom, along with an additional reception room being located on the second floor, accessible via a separate staircase to one end of the landing. The first-floor, master bedroom is a beautiful and relaxing room, with double aspect shuttered windows which includes a built-in window seat, a feature cast iron fireplace and fitted wardrobes. The master bedroom benefits from having access to its own fully tiled, en-suite shower room with large walk-in shower with overhead and handheld attachments, his & hers wash hand basins and a w.c. The remaining three bedrooms on this level are beautifully styled and have either fitted wardrobes or built-in storage. Finally, on this level there is a stylish family bathroom with attractive tiled flooring which has underfloor heating. The bathroom comprises of a large walk-in shower with overhead and handheld attachments, free standing slipper bath with telephone style shower mixer taps, wash hand basin and a w.c. with high level cistern.

As previously mentioned, 'Old Kelvedon Grange' sits in beautiful, landscaped grounds of just over 2 acres (stls) predominantly laid to lawn, with two natural ponds and a block paved patio area in which to sit and enjoy the views of the garden, whilst to the front there is a large loose stone driveway which is set back from the road and is accessible via a five bar wooden gate. Viewers will note that within the grounds there are several useful outbuildings with varied usage. Accessible from the driveway is a self-contained annexe, which comprises of a double bedroom, large and bright living room, with character beams, high ceilings and a feature stove burner. The living room is open plan to a spacious kitchen, fitted in a good range of wall and base units, plus a central island with further storage space. Appliances include an integrated oven with electric hob and extractor above, and there is plenty of space for any additional appliances. Completing the annexe accommodation is a stylish bathroom with freestanding, slipper bath, his & hers wash hand basins and a close coupled w.c. Attached to the annexe there are two covered, open fronted carports. There is a large workshop which is open plan to a spacious storeroom with a separate w.c., and there are two further external storage rooms, and a separate barn with vehicular access. For equestrian use, there is a stable block which comprises of three stables with a covered canopy and hard standing to the front. The stable block is adjacent to a spacious paddock; both benefitting from vehicle access.

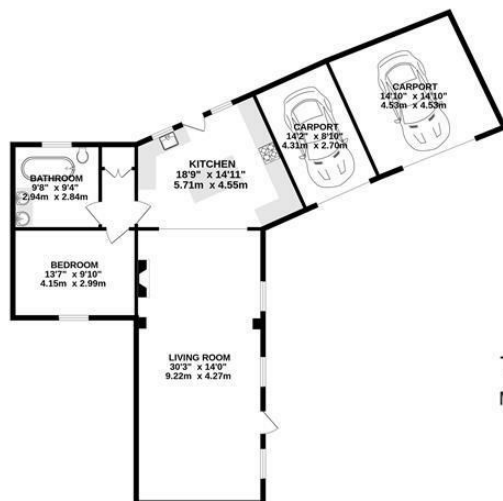




GROUND FLOOR
1295 sq.ft. (116.5 sq.m.) approx.



ANNEXE
1210 sq.ft. (112.4 sq.m.) approx.



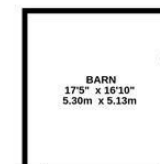
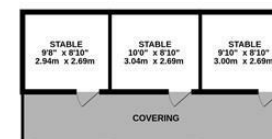
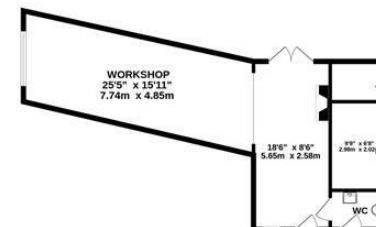
1ST FLOOR
1112 sq.ft. (103.4 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



OUTBUILDING
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 4921 sq.ft. (457.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0LA

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

Brentwood 01277 260858
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Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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