



Millers

Easterford Road | Kelvedon | CO5 9DX

 FINE & COUNTRY

SELLER INSIGHT

“We fell in love with “Millers” as soon as we stepped inside. Once part of Kelvedon School, Millers has a history and uniqueness within the village, that exudes both character and space.

Initially, my husband and I found Kelvedon, around the time of COVID when you could drive around and not much else. Kelvedon looked absolutely charming to us; with its strong heritage dating back to Roman times, through to its expansion in the Victorian era with its high street full of beautiful, listed buildings, a quirky village hall for local yoga and dance classes, three well-established pubs, a pre-school and a primary school that is deemed “outstanding” by Ofsted.

Millers is positioned right by the doctor’s surgery (which has proved very convenient) and has a nearby dentist, local supermarket and a pharmacy. It has everything we needed as a growing family, along with a separate area for our busy business with its own separate toilet and kitchen, and a stunning separate annexe where family members live at the end of the garden. In fact, the office space can be easily adjusted as a third separate living space, if required or, just be part of a large property of over 3000 sq ft.

The living room is, in my opinion, very beautiful and relaxing, having spent many an evening with a cosy fire surrounded by its magnificent mantelpiece. The drawing room has been used in the summer months with the patio doors open wide, letting in the aromas of our herb garden and established jasmine. In the spring, our Californian lilac tree fully blooms and is awash with butterflies and bees.

There is so much space here at Millers and even more potential, for the new owners, to make their own mark.

We are sad to be leaving the house and Kelvedon, having been a real joy to live in and becoming friends with members of the Kelvedon community; however, a new chapter calls which we are excited to enter, giving a new family the joy of living in such an exceptional living space.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

A substantial four-bedroom home with a self-contained one-bedroom annexe, offering over 4,116 sq ft of versatile accommodation. Combining multiple generous reception spaces and two ensuite bedrooms, this is a beautifully adaptable property in the highly sought-after village of Kelvedon.

STEP INSIDE

Dating back to the mid-nineteenth century, Millers began its life as St Mary's Church School, adding a fascinating historical dimension to this substantial home. Over the years, it has evolved into an impressive family property, successfully blending its heritage with the space and flexibility.

A welcoming entrance hall sets the tone for the accommodation, leading through to a superb selection of reception rooms.

The impressive living room provides a comfortable and inviting setting, while the elegant drawing room offers a more formal space for hosting guests, with French doors opening directly onto the garden and creating a seamless connection between indoor and outdoor living. Adjoining the kitchen, the dining room creates a natural hub for family meals and social occasions, with the kitchen itself providing ample space for food preparation and day-to-day living.

An office offers a dedicated workspace away from the main family areas, ideal for home working, study or creative pursuits. Additional practical features include a utility room, ground floor cloakroom, and plenty of storage.

The first floor of the main house comprises four well-proportioned bedrooms. The principal suite benefits from its own dressing room and en-suite facilities. Bedroom two also enjoys an en-suite shower room and dressing room, while bedrooms three and four are served by the family bathroom.

A significant advantage of the property is the self-contained annexe, providing exceptional flexibility for multi-generational living, guest accommodation or independent family members. The annexe features a spacious living area, its own utility room, shower room and storm porch on the ground floor. Upstairs, the annexe bedroom is complemented by a dressing room, bathroom and useful eaves storage.

Further enhancing the property's versatility are the workshop and gym, offering excellent opportunities for hobbies, fitness, storage or business use from home.



STEP OUTSIDE

STEP OUTSIDE

To the front of the property, ample off-road parking is provided behind secure gates, offering both convenience and privacy. To the rear, the property enjoys a generous garden, predominantly laid to lawn, complemented by attractive courtyard seating areas that are perfect for outdoor entertaining and relaxation. A covered pergola provides a sheltered space to enjoy the garden throughout the seasons.

LOCATION

Kelvedon is one of Essex's most desirable village locations, combining period charm with excellent connectivity. The village offers a range of day-to-day amenities including independent shops, cafés, restaurants, public houses, a supermarket, healthcare facilities and a railway station providing regular services into London Liverpool Street.

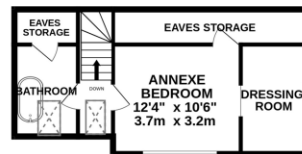
The nearby A12 offers convenient road links to Chelmsford, Colchester and beyond, while the surrounding Essex countryside provides an abundance of walking routes and outdoor pursuits.

There is a large choice of highly regarded schools. Primary options include Kelvedon St Mary's Church of England Primary Academy, Feering CoE Primary School, Baynards Primary School, Rivenhall CoE Primary School and Messing Primary School.

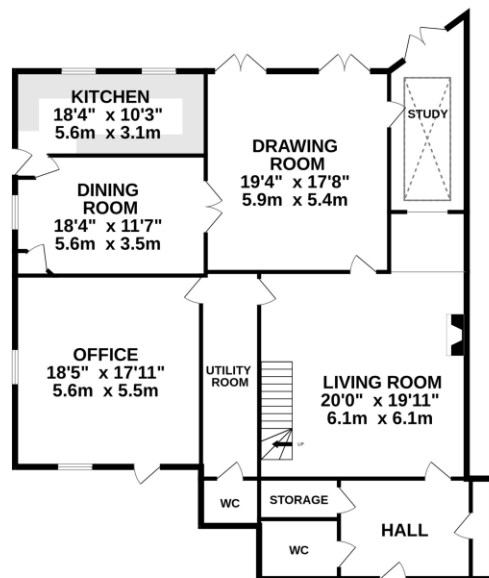
Several respected independent schools are also within easy reach, including New Hall School in Chelmsford, Felsted School, Oxford House School in Colchester and St Mary's School in Colchester, offering excellent private education options across a range of age groups.



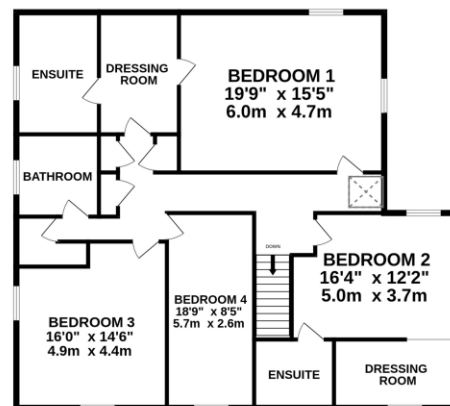
GROUND FLOOR



1ST FLOOR



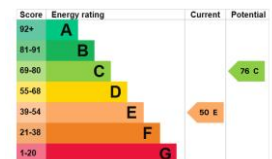
MAIN HOUSE 3374 SQ FT. ANNEXE 742 SQ FT



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ELLIOT LEVY
ASSISTANT MANAGER

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