

Paul Mason Associates



Church Road, Boreham, Essex, CM3 3EG

Guide price £1,250,000

- Magnificent Grade II Listed period residence with walled gardens with a plot approaching half an acre
- Origins we believe dating back to the 16th Century
- Extensive accommodation set over three floors
- Master and guest bedroom suites with en-suite bathrooms, large ground-floor bedroom with en-suite, two large double bedrooms with dedicated bathrooms. A library room and two additional WCs
- Ample and versatile living/entertaining space
- Cartlodge incorporating a triple garage and 43' loft room
- Splendid landscaped plot with wrought iron gated entrance
- A wealth of charm and character including numerous feature fireplaces, exposed timbers throughout, high ceilings and feature covered cornice in many rooms
- New Beaulieu Station less than five minute drive
- Village centre with Post Office and cluster of shops within walking distance

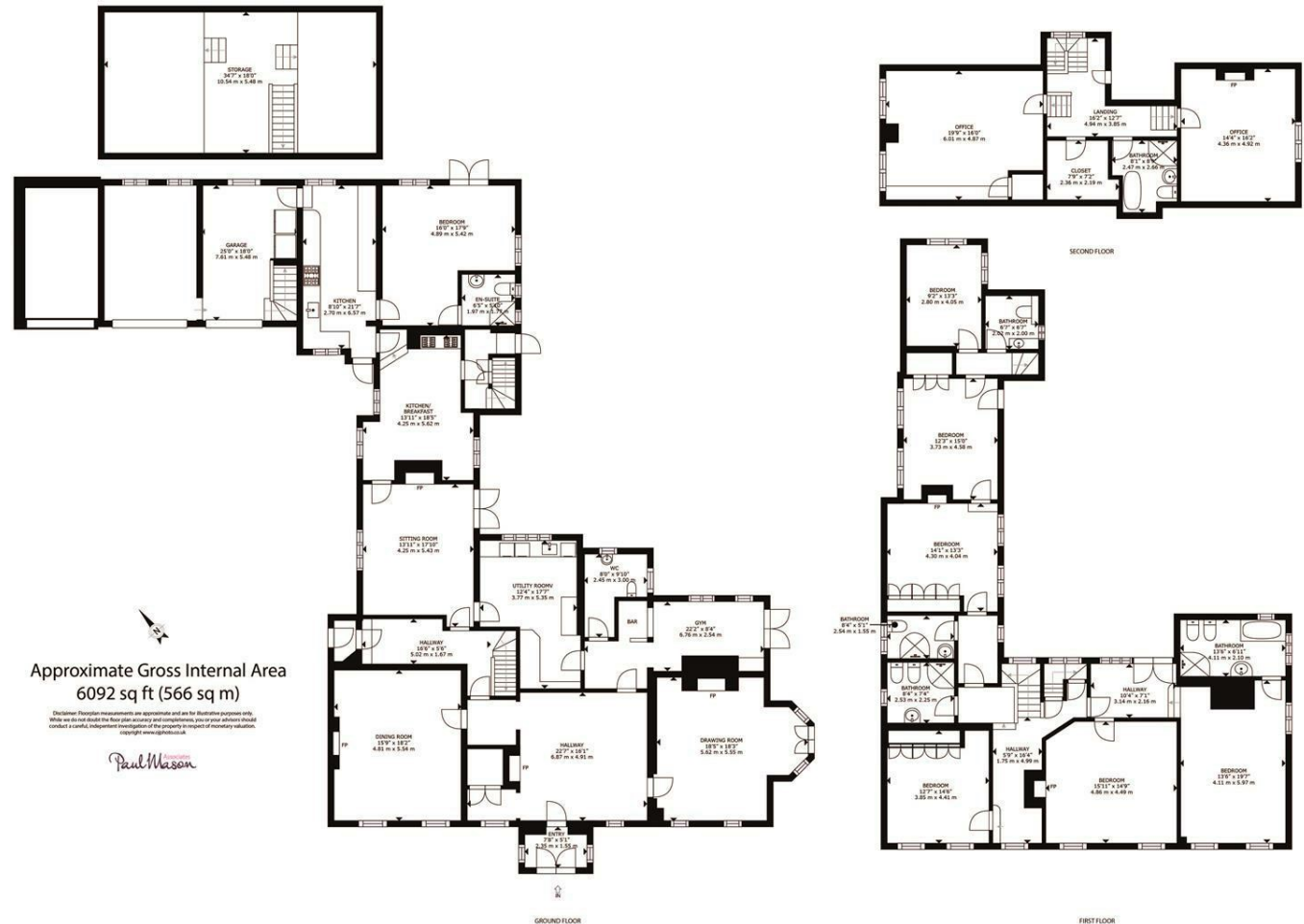
Paul Mason Associates are delighted to bring to the market this exquisite interior designed Grade II Listed period residence within the highly sought after village of Boreham, approx one mile from the new Beaulieu Park railway station.

Boreham is ideally situated approx 3 miles from Hatfield Peverel and 5 miles from Chelmsford.

The property boasts origins we believe dating back to the 16th Century and offers a wealth of charm and character, leading to the property being previously featured in National Magazines such as 'Period Living', 'Real Homes' and 'Your Home' for its fascinating and imaginative design.

The extensive accommodation, in excess of 6000 sqft, is set over three floors and boasts ample space for a growing family with ideal versatility.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Summary

The ground floor comprises an impressive heavily timbered reception hall with feature fireplace, 18'3 x 15'8 formal dining room, 18'6 x 17'5 drawing room with Neo Georgian fireplace, further sitting/TV room, snug/bar room, extensively fitted kitchen plus breakfast room with fitted Rayburn and separate laundry room. There is also a spacious 17'4 x 16'9 bedroom with its own ensuite shower room and also a further WC.

To the first floor the property offers a splendid 19'5 x 13'3 master bedroom suite with a large 10'4 x 7'1 dressing area and its own five piece ensuite bathroom, as well as a guest bedroom suite with its own ensuite shower room and a further large double bedroom with dedicated bathroom. There is also a library on the first floor with a wonderful view over the garden. This floor also has a separate WC.

The second floor offers ideal multi purpose space which could easily be used as annexe accommodation, which comprises two large office/bedrooms, measuring 19'7 x 15'7 and 14'8 x 14' respectively, a further four piece bathroom and a useful storage room. This area could also be used as an ideal work from home environment.

The property boasts beautifully maintained landscaped walled gardens, with the plot approaching half an acre and is approached via wrought iron gates. There is also a splendid independently heated cartlodge incorporating a triple garage with large 43' loft room, an ideal space for teenagers or working from home.

Boreham is ideally situated less than a mile from newly opened Beaulieu Park station, 5 miles from Chelmsford City Centre and also just 0.8 miles from the A12 Boreham Interchange.

Distances

Boreham Primary School (0.3 miles)
Boreham Shops & Post Office (0.1 miles)
Bus Stop (100 yards)
A12 Boreham Interchange (0.8 miles)
New Hall Primary School (0.8 miles)
Beaulieu Park Train Station (1 mile)
Chelmsford City Centre (4.9 miles)
(All distances are approximate)

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

Twin opening solid wood entrance door. Windows to both sides. Marble floor. Glazed door through to:-

Main Reception Hall

4.83m x 4.78m plus 1.83m alcove (15'10" x 15'8" plus 6" alcove)

A splendid Reception Hall, which is believed to form the oldest part of the property, dating back to the mid 16th Century. Two sash windows to front. Polished wooden flooring. Timbered ceiling featuring a crown post and exposed Tudor style brick fireplace with oak bressumer and brick hearth, with provision for open fire. Large alcove housing cloaks/meter cupboard.

Side Entrance Hall

Glazed entrance door with further glazed door leading through to the main house. Ornate cornice to the ceiling. Stairs to first floor with built in under stairs storage. Exposed timbers.

Drawing Room

5.64m x 5.31m (18'6" x 17'5")

An elegant drawing room with two large sash windows to front and French doors to side overlooking the gardens. A splendid Neo Georgian fireplace with marble insert and hearth. Polished wooden flooring. Ornate cornice to the ceiling. Wall light points.

Formal Dining Room

5.58m x 4.80m (18'3" x 15'8")

A well proportioned formal Dining Room with two large sash windows to front. Splendid Neo Georgian fireplace with marble insert and hearth. Ornate cornice to the ceiling. Wall light points.

Snug/Bar Room

6.66m x 3.28m max (21'10" x 10'9" max)

An excellent room inspired by an English pub theme with split level bar area incorporating sink etc. Two windows to rear and door to side. Wooden flooring. A number of exposed timbers.

Cloakroom/WC

Windows to rear and side. A traditional period suite comprising high level flush WC and vanity wash hand basin with antique style brass mixer taps and tiled splash back. Tiled flooring.

Sitting Room

5.31m x 4.23m (17'5" x 13'10")

An ideal television room with window to side and door to other side leading to the gardens. A splendid full height brick fireplace with oak bressumer and brick hearth. Wall light points. A number of exposed timbers.

Kitchen

6.28m x 2.60m (20'7" x 8'6")

A contemporary fitted kitchen with an extensive range of fitted units to base and eye level. Windows to front and rear. Beech worktops incorporating a Butler style sink unit with mixer taps and a fitted breakfast bar. Range style cooker to remain with gas hob and extractor hood over. Integrated dishwasher and full height fridge/freezer. Access to small porch area with further door to side.

Breakfast Room

5.43m x 4.27m (17'9" x 14'0")

Two windows to front and window to rear. Cooking area with exposed red brick chimney breast incorporating a display area with lighting and oak bressumer, fitted Rayburn and further cooker. Tiled flooring. Exposed timbers.

Laundry Room

5.20m x 3.70m (17'0" x 12'1")

Window to side. A well fitted Laundry/Utility room with an extensive range of full height storage cupboards with further fitted units to base and eye level. Tiled flooring. Fitted work surfaces incorporating sink unit. Space and plumbing for washing machine and further appliances.

Rear Lobby

Door to rear garden and additional staircase leading to the first floor.

Ground Floor Bedroom

5.30m x 5.11m (17'4" x 16'9")

Windows to rear and side and door to rear garden. Door to:-

Ensuite Shower Room

Two windows to rear. White suite comprising shower cubicle with tiled surround and fitted glass shower screen. Pedestal wash hand basin with mixer taps and low level WC. Tiled flooring Extractor fan. Heated towel rail.

FIRST FLOOR

Master Bedroom Suite

5.94m x 4.06m (19'5" x 13'3")

Two sash windows to front and window to side. Coved cornice. Potential dressing area with further window to rear and built in wardrobe. Open through to:-

Ensuite Bathroom

3.88m x 2.15m (12'8" x 7'0")

Windows to rear and side. Modern five piece white suite comprising Jacuzzi bath with mixer taps, vanity wash hand basin, low level WC, bidet and separate shower cubicle. Tiled flooring Extractor fan. Heated towel rail.

Master Dressing Room/Sitting Room

4.93m x 4.77m (16'2" x 15'7")

Two sash windows to front. Feature fireplace. Exposed timbers.

Guest Bedroom Suite

4.28m x 4.19m (14'0" x 13'8")

Two windows to side. Coved cornice. Built in wardrobes with overhead storage. Feature fireplace. Exposed timbers. Inset spot lighting.

Guest Ensuite

Windows to front. Suite comprising shower cubicle with tiled surround and fitted glass shower screen. Pedestal wash hand basin with mixer taps and low level WC. Tiled flooring and walls. Coved cornice. Inset spot lighting.

Guest Dressing/Sitting Room

4.58m x 3.69m (15'0" x 12'1")

Two windows to front. A range of fitted wardrobes with overhead storage units. Wall light points.

Front Bedroom

4.20m x 3.85m (13'9" x 12'7")

Two sash windows to front. A range of fitted wardrobes with overhead storage units.

Front Bathroom

Modern four piece bathroom.

Library/Study

3.99m x 2.85m (13'1" x 9'4")

Windows to rear and side.

Cloakroom/WC

Window to rear. High flush WC and pedestal wash hand basin.

Split Level Landing

Sash window to front. Stairs to both ground and second

floors. High ceilings, typical of the Georgian era with feature Coved cornice. Exposed timbers.

SECOND FLOOR

Office/Bedroom

5.97m x 4.75m (19'7" x 15'7")

Two windows to side. A range of fitted storage units to base level.

Office/Bedroom

4.49m x 4.28m (14'8" x 14'0")

Window to side. Feature fireplace. Exposed timbers.

Bathroom

Modern four piece white suite comprising roll top bath, pedestal wash hand basin with mixer taps, low level WC and separate shower cubicle. Tiled flooring Extractor fan. Heated towel rail.

Storage Room

2.97m x 2.85m (9'8" x 9'4")

Landing

Window to rear. Stairs to first floor. Exposed timbers.

EXTERIOR

Garage One

5.24m x 3.69m (17'2" x 12'1")

Electric up and over door to front. Power and light connected. Gas fired boiler for the garages and loft room. Stairs to first floor loft room.

Garage Two

5.26m x 3.48m (17'3" x 11'5")

Electric up and over door to front. Power and light connected.

Garage Three

5.64m x 2.84m (18'6" x 9'3")

Electric up and over door to front. Power and light connected.

Loft Room

13.21m x 5.27m (43'4" x 17'3")

An extensive loft room currently used as an additional sitting/cinema room. Useful storage area. Radiators. Exposed timbers throughout.

Gardens

The property stands centrally on a beautifully maintained plot approaching half an acre, with maximum privacy and seclusion provided by a listed red brick wall to the

boundaries.

Entrance with wrought iron gates leading to an extensive stoned driveway with an array of mature shrubs and flowers and outside lighting. This area leads to the adjoining cartlodge. Path leading to the rear of the property offering an ideal dog run with further mature shrubs. Paved path leading to the front of the property with further smaller pair of wrought iron gates leading to main entrance door.

The main garden area has been landscaped and beautifully maintained. A large slate patio area with water feature and an array of matures climbing plants, flowers, trees and shrubs. Path leading to a secluded garden with fruit trees. Extensive lawned gardens. Feature paved path with manicured hedge. A large greenhouse with feature grapevine. A number of security lights, garden lights and water taps.

Services

Gas central heating. Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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