



PERIOD
HOMES

Padhams Green, Mountnessing. CM13 1UL

Guide Price £895,000

Charming Grade II Listed cottage with countryside views near Ingatestone

Nestled within picturesque countryside just 1.5 miles from Ingatestone Mainline Railway Station, *Holly Cottage at Padhams Green* is an exceptional Grade II Listed home, rich in 17th-century character and set within beautifully mature, private gardens.

This enchanting property offers a perfect blend of period charm and modern comfort, ideal for those seeking a tranquil outdoor lifestyle while remaining well-connected.

At the heart of the home lies a newly fitted open-plan kitchen/breakfast room, thoughtfully designed to maximise natural light and showcase stunning views across the gardens and surrounding farmland. Adjoining this space is a delightful summer room, featuring expansive glazing that brings the outside in- perfect for relaxing or entertaining year-round.

The characterful front entrance opens into a formal lounge, complete with an exposed red-brick fireplace and an array of original features. From here, a study provides a quiet retreat for work or reading, while a beautifully appointed shower/dressing room by Nicholas Anthony adds a luxurious touch. A utility/cloakroom completes the ground floor.

Upstairs, the first floor offers two well-proportioned double bedrooms, complemented by a spacious landing that enhances the sense of light and openness.

Externally, the property benefits from mature private gardens and a detached garage, further enhancing its appeal.

This is a rare opportunity to acquire a beautifully maintained countryside residence within easy reach of local towns and villages, excellent schooling- including Anglo European School - and convenient commuter links, with Shenfield just 3 miles away.

Please note: The property is served by a private drainage system rather than mains drainage



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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Grade II Listed 17th-century cottage full of original character and period features.
- Stunning countryside setting with mature private gardens and far-reaching views.
- Spacious open-plan kitchen/breakfast room with adjoining glazed summer room.
- Excellent location for commuters – just 1.5 miles to Ingatestone Station and close to Shenfield.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).









Holly Cottage

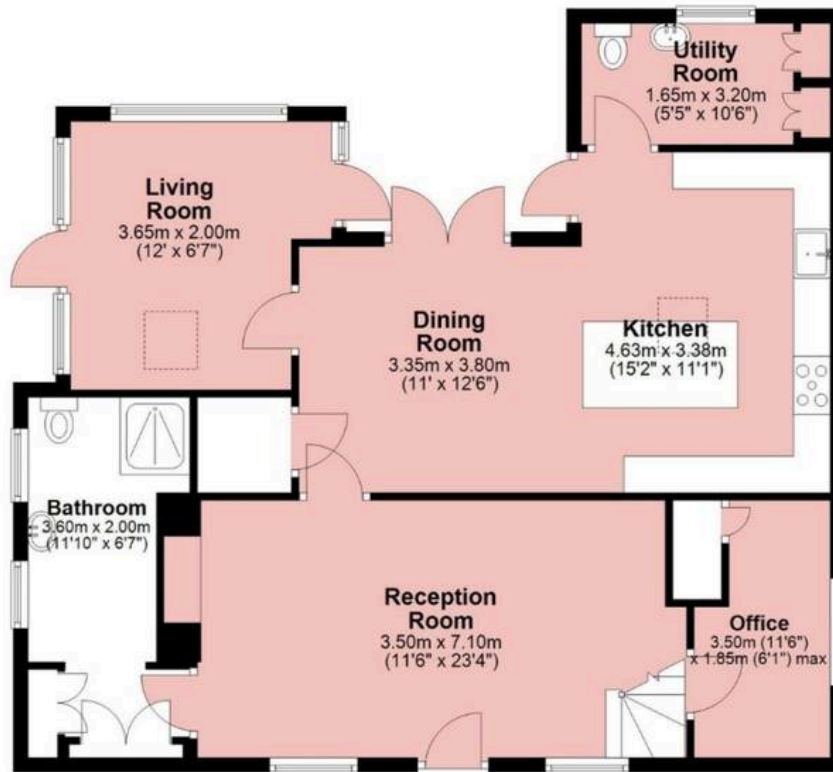
Approx. Gross Internal Area 139.2 sq metres (1498.7 sq ft)



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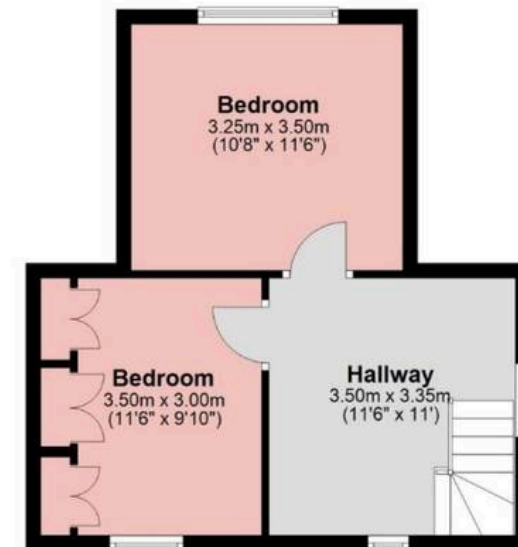
Ground Floor

Approx. 94.4 sq. metres (1015.9 sq. feet)



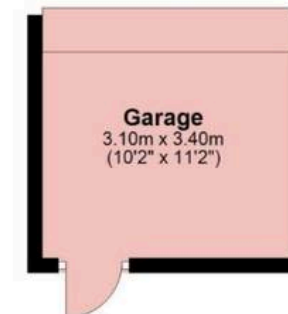
First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Outbuilding

Approx. 10.5 sq. metres (113.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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