



MEACOCK & JONES

Rose Brook Cottage Childerditch Street
Little Warley
Offers over £1,100,000

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A rare opportunity to acquire one of Essex's most historically significant and atmospheric homes — a beautifully restored early-13th-century Hall House, believed to have originally served as a medieval guild and traders' lodging on the ancient route from the City of London to the Essex ports. Set at the end of a quiet, protected country lane and surrounded by mature and extensive grounds, this remarkable four-bedroom detached home combines over 800 years of history with versatile modern living.

At the heart of the house is its most extraordinary feature: the freestanding crown post in the principal bedroom, believed to be the oldest surviving example in a private house in Essex, dating from the 13th Century. It bears a rare mason's mark, a medieval Guild guarantee of craftsmanship — a testament to the importance and prestige of the building even in its earliest days.

The original Hall House construction remains astonishingly intact. Many of the vast oak beams were reclaimed from Essex trading barges, where years in salt and fresh water acted as a natural preservative. The beams still display original peg holes and timber joints from their former maritime life. The large inglenook fireplace is built with ancient tiles and bricks, some believed to be Roman, possibly salvaged from a long-lost fort in the vicinity.

During an extensive and sympathetic restoration beginning in 1992, the hall was carefully stabilised and enhanced, with the addition of an upper floor, a wrap-around extension, a solid oak staircase and original oak flooring — all designed to honour the building's medieval character while providing practical modern accommodation. The ancient section of the house has no damp course yet has stood flood-free for over eight centuries, a tribute to its ingenious design. The window placement allows winter sunlight to warm the house while keeping it naturally cool in summer, creating a remarkably even, comfortable internal climate year-round.

The property offers four bedrooms and highly flexible living space. Three welcoming reception rooms, including a formal dining room, provide elegant and characterful areas for entertaining and family life. A well-appointed kitchen with adjoining pantry sits at the heart of the home, while a convenient ground-floor bathroom adds everyday practicality.

Upstairs are three bedrooms and a family bathroom, with extensive eaves running the full length of the house offering huge storage potential or the possibility of further enhancing the two main bedrooms.

The principal bedroom — home to the ancient crown post — is a truly special space, filled with warmth, atmosphere and a tangible sense of history.

Outbuildings & Versatility

Several outbuildings further enhance the property's flexibility:

- A self-contained guest bedroom with WC, that incorporates a low level W.C with wall mounted wash hand basin; ideal for visitors or multi-generational living
- A light-filled artist's studio
- A games room, home office and storage building
- A double car port

These spaces make the property equally suited to family living, creative pursuits, home working or hosting guests in comfort and privacy.

Grounds & Setting

The unique contours of the surrounding land incorporate the early medieval strips (or sellons) which were attached to the Hall, redesigned as an easy to maintain, multi-use open

space including lawns, mature planting and a shared village common that is lovingly maintained with neighbours. The lane forms the end of a protected historic route into Thorndon Park, creating a rare hamlet-like atmosphere of peace, privacy and community.

From the front gate, one can walk directly into Thorndon Park — a privilege that became especially cherished during recent years — offering miles of countryside, woodland and open space quite literally on the doorstep.

This is not simply a house, but a living piece of English history — a place of deep calm, natural warmth and extraordinary architectural heritage. Homes of this provenance, setting and condition are seldom available, making this an exceptional opportunity for those seeking something truly unique.



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

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



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