



**EH**  
EXQUISITE  
HOME

## THE BEST OF BOTH WORLDS

Nestled in a quiet hamlet and surrounded by tranquil Essex countryside is this exceptional period property. With four reception rooms, a large country-style kitchen, and a wonderfully private garden, the property offers the charm and quaint atmosphere of a typical country cottage but with the proportions and space ideal for a modern, large family. The property enjoys a twenty-minute drive to central Chelmsford, with its various daily amenities, national shops and eateries, a wide range of excellent schooling, and a mainline train station that offers regular direct services into London's Liverpool Street Station in as little as thirty minutes. Rarely can a property truly claim to offer "the best of both worlds," but with such stunning surroundings and an easy commute both to Chelmsford and central London, this property certainly delivers.



The character and unique quality of this early nineteenth-century cottage begins in the wonderful entrance hall, where natural light beams through two bay windows into a wide and welcoming space. The hallway opens into the three main reception rooms, as well as a ground floor WC. Two glazed French doors open into the snug, which sits at the historic centre of the original cottage. "The snug is a snug, and it's generally where we spend most of our time," note the current owners. "It opens into the kitchen and while it's separate, it is close enough that you can have the kids sitting there watching TV while you're cooking and you can still talk to them and not feel like you're all separated into different rooms." An exposed timber wall separates the snug into two sections, with one utilised by the current owners as a living area and the other as a light utility space that flows into the country kitchen, which was updated by the current owners a few years ago. "When we have people over we tend to gravitate into the kitchen; it's a really social room." The kitchen includes a Bosch double oven, space for a full-sized dishwasher and a 5-ring ceramic induction hob, and the fitted units run along the walls allowing for a large table to be placed in the centre of the room.

The kitchen also opens into a large utility/boiler room and into the large lean-to style garden room. The dining room is situated to the front of the property and accessed via the entrance hall, though with the large eat-in kitchen this space could easily be utilised for additional purposes, such as a home office, additional reception room or as a playroom for young children. The front hallway also opens into the final reception room, with its characterful exposed beams and wonderful quality of natural light. The current owners note that "the lounge gets so much light coming through the south-facing windows; it's really nice to sit in there and read or watch TV." Also located within the lounge is the unique winding staircase which leads to the first floor and a small home office. Together with the potential of the dining room as a second home office, and with the benefit of recently-installed high speed broadband, the property is ideal for those who need to work from home.



*"The snug opens into the kitchen and it's generally where we spend most of our time."*



The current owners said that often their visitors are surprised by the “Tardis-like” quality of the house. Once inside, the space seems to keep going and going. This is certainly the case on the first floor, where there are no less than six bedrooms (most of which are good-sized doubles), and three bathrooms. Two ensuite bedrooms occupy the eastern wing of the property, with the natural principal offering a slightly larger footprint and en-suite than the guest bedroom to the front. The current owners undertook a vast programme of renovation and redecoration when they first purchased the home, and as a result all of the bedrooms and bathrooms are modern, fresh and in-keeping with the style of this idyllic country residence.

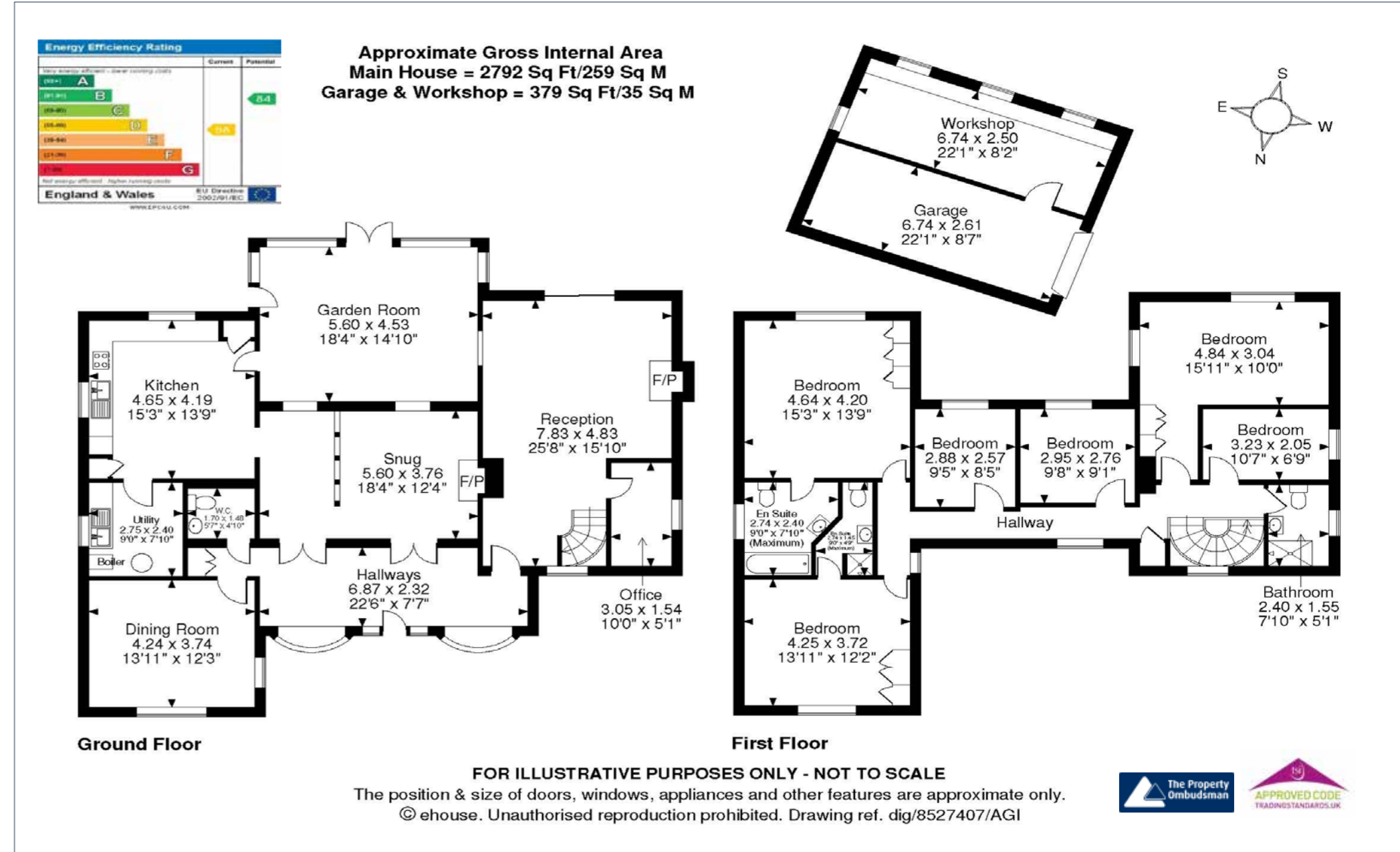
*“...the lounge gets so much light coming through the south-facing windows; it’s really nice to sit in there and read or watch television...”*



# LOCATION

The house sits centrally within the gardens which reach to just over a quarter of an acre. Much of the garden is laid to lawn and easy to maintain, and the current owners ensured that the plot was made fully secure with fencing for the safety of their children and pets. They also note that "because the garden is a wrap-around, there are three main areas you can migrate between, so you can always find a place to sit either in the sun or the shade." The plot itself is surrounded on three sides by mature trees, giving the property a wonderful sense of seclusion and privacy. To the front, hedging allows for views to the protected fields beyond, where the wonderful outlook will be preserved for generations to come. Finally, the property also enjoys a detached garage and workshop, which has the benefit of a power connection and, subject to any planning requirements, could be suitable for development into additional living space, such as an additional office space, studio, gym, etc.

The property sits back from the main road that travels through the small hamlet of Stagden Cross, which is located to the east of the neighbouring village of High Easter. The owners say of the immediate area that "there's a sense of privacy here, but there's also a good community, so it really suits whatever you want for your lifestyle." They also add that there are endless country routes to explore by walking or cycling, and the minimal light pollution allows for a great view of the famed big East Anglia skies, especially on a clear night. But while the property enjoys the height of countryside tranquillity, the location is only a short twenty-minute commute to Chelmsford, with its wide array of independent and national shops and eateries, world-class educational settings, sports and leisure centres, and its mainline rail station with regular direct services to London's Liverpool Street Station, allowing for a commute of just under one hour from the property into central London. The property also enjoys a short fifteen-minute commute to Stanstead Airport, and is situated within an easy drive to a number of highly-rated independent schools in this ever-popular slice of Essex countryside.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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