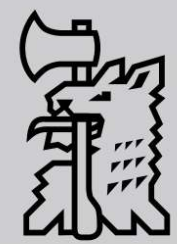


Leighs Lodge, Willows Green, Felsted, Essex



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People **Property** Places

Leighs Lodge, Willows Green, Chelmsford

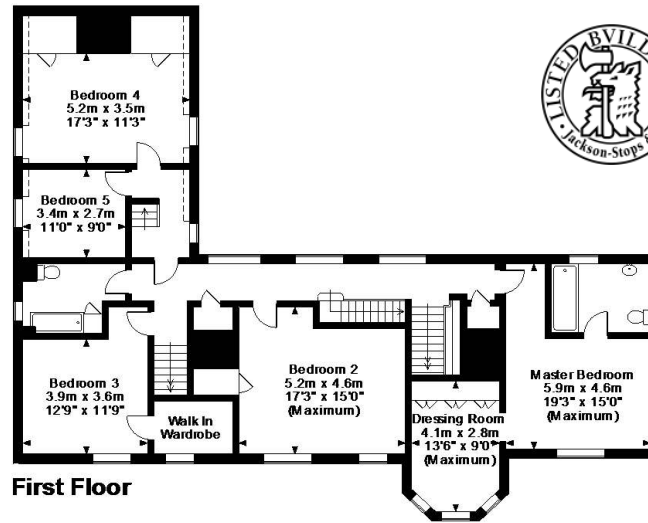
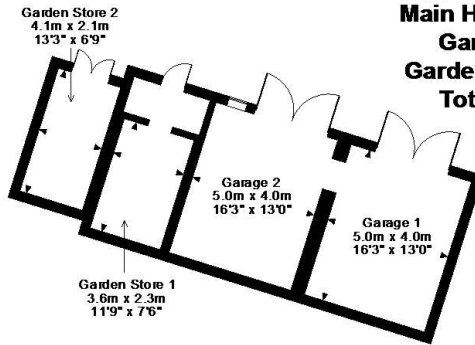
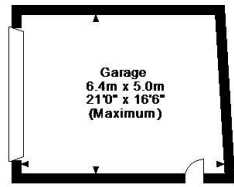
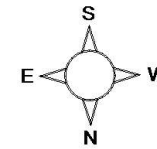
Approximate Gross Internal Area

Main House = 5214 Sq Ft/484 Sq M

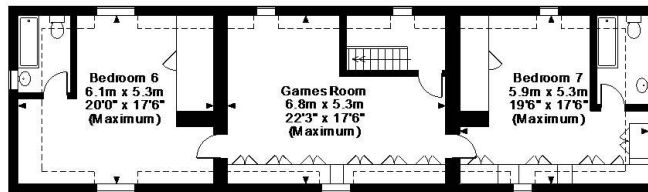
Garage = 784 Sq Ft/73 Sq M

Garden Store = 231 Sq Ft/21 Sq M

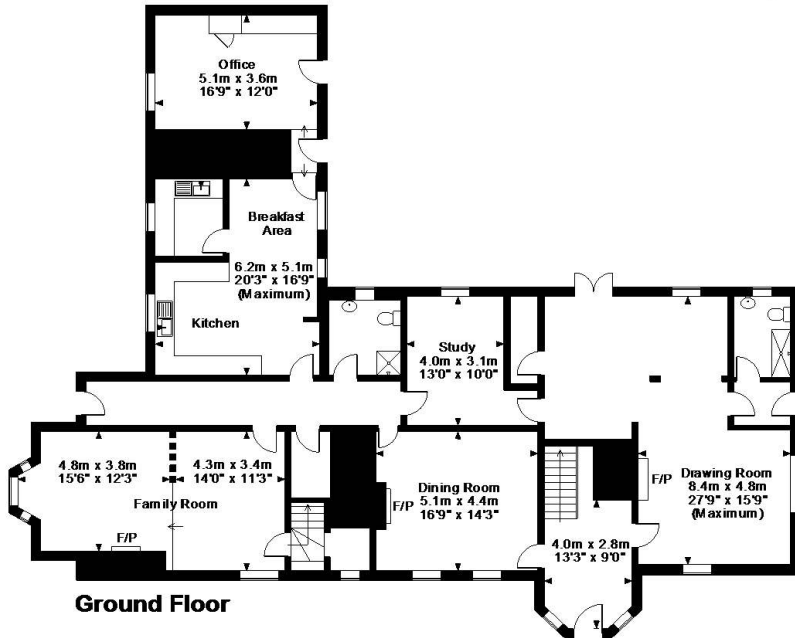
Total = 6229 Sq Ft/578 Sq M



First Floor



Second Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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A handsome Listed House of good proportions in attractive gardens and grounds. Convenient for Felsted and the commuter.

Features

- Entrance Hall
- Drawing Room
- Dining Room
- Family Room
- Study
- Kitchen/Breakfast Room
- Office
- Shower Room
- Principal Bedroom with en-suite Bathroom & Dressing Room
- 6 additional Bedrooms
- 2 further En-suite bathrooms
- Family Bathroom
- Outbuildings including Garaging, Garden Store & Stable
- Established Gardens
- Swimming Pool
- Pond
- **About 1.7 acres**

Distances

- Felsted – 2.5 miles
- A120 Access at Braintree- 5 miles
- Gt Dunmow – 7 miles
- Chelmsford - 10 miles (London Liverpool Street approx 38 mins)
- M11 Access (Junction 8) /Stansted Airport – 15 miles

Post Code: CM3 1QJ

Viewing: By appointment with the Agent – Jackson-Stops & Staff on 01245 467 468

Services: Mains Water, Electricity and Gas. Private Drainage and Calor Gas Heating.

Local Authority: Uttlesford District Council

Tax Band: G

Location:

Leighs Lodge lies in an attractive stretch of open countryside to the west of the village of Great Leighs in the triangle of countryside bordered by the A120 to the north, the A130 to the west and A131 to the east, with Chelmsford lying some 10 miles to the south. These A roads provide swift access around the County, westwards via the A120 to the M11 and southwards to the A12 and the railway station in Chelmsford. The area is well served by schools, in both the public and private sector, of note being Felsted Prep and Public School, FKS, New Hall Prep and Public School. In addition the house lies within the curtilage of both Boys' and Girls' Grammar Schools in Chelmsford.

The countryside around the house is largely agricultural and gently undulating, a combination of fields and woods and the water of Leez Lodge Lakes. Great Leighs and Felsted villages retain their Post Office and village shop while everyday shopping needs can be found in the High Street Stores and edge of town supermarket at Dunmow, some 7 miles to the north-west. The Freeport Shopping Centre at Braintree is also within easy reach.

The Property:

The property, which is Listed Grade II, dates from the 17th Century, is constructed upon a timber frame with rendered elevations, some featuring pargetting, under a gambrel tiled roof. The house has a handsome principal elevation with lead lined dormer windows set in the roof space. An older wing projects to the rear. The principal rooms are of good proportions. The house offers versatile accommodation, the top floor comprising an excellent teenagers' pad / playroom.

Outside is a brick built garage block with adjoining garden store. The house stands in attractive well maintained grounds, largely laid to lawn and featuring a pond. To the rear of the house in a sheltered location is the outdoor swimming pool.

The grounds extend in total to about 1.7 acres.

Directions: (from Chelmsford) Take the A130 Essex Regiment Way northwards out of the town. At the junction with A131 bear right on the A131 towards Great Leighs and Braintree. After 2 miles, at the roundabout take the third exit into Great Leighs Village. In the centre of the village by the St Anne's Castle Public House turn left. Drive out of the village an into the countryside for some 2 miles and Leighs Lodge will be seen on the left hand side, shortly before the cross-roads.

Chelmsford 01245 467 468

chelmsford@jackson-stops.co.uk

Jackson House, Springfield Lyons Approach

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