



Furzeland Farm Cottage
Maypole Road | Langford | CM9 4SZ

SELLER INSIGHT

“Thirteen years ago, we made the big decision to leave London in search of a different style of life. We wanted to move to a rural location with a safer environment before starting a family, but within easy commuting distance of London for work. I was also keen to start riding again, having grown up with horses, and I wanted the same upbringing for our children when they arrived.

We started our search in Essex and didn't have to view too many properties before we came across Furzeland Farm Cottage. Walking round the house and the grounds we quickly realised we had found the one. The house and equestrian facilities were exactly what we were looking for, and the situation was perfect. Set in lovely grounds and surrounded by open countryside, it felt as if we were in the middle of nowhere but we had the lovely town of Maldon on our doorstep, and the mainline station into London was only a ten-minute drive away.

Both the house and the stables were well-maintained when we arrived but, over the years we've updated and refurbished various aspects. The house has been modernised with the installation of a new kitchen, new bathrooms and flooring throughout. The equestrian facilities were excellent, with power and lighting to all the stables, and rubber flooring, but we've built an additional stable and we now have the luxury of a designated wash room which is connected to a hot shower – an incredibly useful area during the winter months. The manège was already laid when we arrived, the manège surface is rubber and silica sand mix, and it has lights which are godsend in the winter months. With only mirrors to be added, and has proved to be exceptionally well-drained, as are all the paddocks.

We undoubtedly made the right decision when we moved here all those years ago. A single storey house was a godsend when the children were very young and I could keep my eye on them wherever they were in the house, without worrying about stairs. Our overall location is both safe and peaceful and we have large enough grounds for the children to look after their ponies and play with their friends, all within sight of the house and, as they've got older, the hacking in the local area is fantastic, with numerous bridleways and hardly any roadwork. From a community point of view, the local primary schools are rated outstanding and there are plenty of local clubs and activities for young families, including the very popular Promenade Park on the estuary in Maldon; we've spent many a happy day there!

I'm sure there will be numerous things we'll miss about this house when we leave but two that spring to mind immediately are; the peace and privacy of living in such a wonderful spot, with the horses at the bottom of the garden; and the ease of getting anywhere, be it shopping in the local towns or commuting into London - everything is very much on our doorstep.



* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Furzeland Farm Cottage

This equestrian home offers many benefits for horse lovers, with paddocks and four 12 x 12 stables, access to trails, and a riding arena. This property also has a barn measuring 33'11 x 24'1 with plenty of storage space. To compliment the equestrian facilities, there is a washing bay, tack room and hay store. The home has a fenced in pasture for grazing and plenty of room for riding.

This four bedroom bungalow is set within a serene setting, offering privacy and a sense of security. The house is surrounded by a low-maintenance lawn and shingle, with mature trees providing shade and a beautiful backdrop. The property also features a log shed, a detached double garage and a driveway, providing easy access to the nearby amenities. We are sure you will love the peace and tranquillity this property offers.

LOCATION

Langford is located on the outskirts of Maldon, Essex, England. It is situated on the B1010 road, about 5 miles north of Chelmsford and 10 miles south of Colchester. Langford is considered a rural village, with a population of around 1,500. The village has a small selection of local amenities, such as a post office, a village store, a primary school, a pub, and a number of churches. The nearest train station is at Hatfield Peverel, which is a few miles to the north.

There are a number of bridle paths in the area to explore. The Essex County Council website has a page dedicated to bridle paths in Essex, and this includes a few routes near Langford. The closest route is a circular route known as the Langford Circular. This is a 3.5 mile route which starts and ends in Langford and passes through a variety of Essex countryside. The route is suitable for bridle paths, so is a great option for horse riders looking for a nice ride in the area.



Furzeland Farm Cottage, Maypole Road, Langford, Maldon, CM9

Approximate Area = 1925 sq ft / 178.8 sq m (excludes garage)

Outbuildings = 1741 sq ft / 161.7 sq m

Total = 3666 sq ft / 340.5 sq m

For identification only - Not to scale

CHARLOTTE
COLEMAN
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Fine & Country. REF: 964582



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