



# Woolmers Farm

Beazley End, Essex





# Woolmers Farm

Beazley End, Braintree, Essex

- Halstead 5 miles
- Braintree 5 miles (London Liverpool Street 57mins)
- Chelmsford 17 miles (London Liverpool Street 34 mins)
- Stansted Airport 18 miles
- Central London 54 miles

A large country house offering superb equestrian facilities and situated in 16 acres of rolling countryside.

- Reception hall, Drawing room, Dining room, Sitting room, Music room, Kitchen/Breakfast room, Utility room, Study area, Boot room, Dog room, Snug, Gym, Games room, Cinema room, 2 Cloakrooms, Master bedroom with en-suite bathroom and dressing room, 7 Further bedrooms, 3 Bathrooms/Shower rooms
- Stable Yard comprising:  
11 Loddon Stables, Tack room, Large Barn (with American style stables), Machinery store, Garden Shed, Tool shed, 3 Bay cart lodge
- All weather rubber manège
- Outdoor swimming pool
- Mature gardens, Fenced paddocks
- About 16 acres (stls)
- Note: Further land may be available by separate negotiation

## Woolmers Farm

Part of the house dates back over 150 years to when it was a working farm house. However, the house has been extensively remodelled, refurbished and extended to create a period property with all the attributes of a modern house. The main house has rendered walls and sits under a slate roof whilst the extension is weatherboarded under a peg tile roof. For convenience, the house is situated opposite the stable yard and close to the manege and some of the post and rail paddocks.

The house is entered via an attractive reception hall from which most of the formal reception rooms can be accessed. On the first floor of the main house is the elegant master bedroom with Christians dressing room and large bathroom with Villeroy & Boch bath and shower, three further bedrooms share two bathrooms.

The Christians kitchen/breakfast room with its large Aga and distinctive black granite work surfaces connects the older part of the house to the newer part. A large utility room offers access to the rear garden together with a large boot room and dog room that comes complete with an automatic outside door. There is a separate entrance to this area which has a snug area and bedroom with an en-suite shower room and stairs under a glass atrium leading down to the basement where there is a fully air conditioned gym, games room, fully automated cinema room and cloakroom. On the first floor are a further two bedrooms and a bathroom.

## Outside

Woolmers Farm is approached by a cobbled drive through electric gates. The drive sweeps round to the front of the house and under the extension there is parking for four cars. As previously mentioned, the floodlit stable yard with its 11 Loddon stables and various stores is directly opposite together with various other smaller outbuildings. The full sized floodlit manege is also close by and some post and rail paddocks. A heated outdoor swimming pool with a surrounding terrace is situated on the south west side of the house and the gardens and grounds extend to approximately 16 acres.

It may be possible to purchase a further 8.5 acres by separate negotiation .



## Location

Woolmers Farm is conveniently situated close to the A120 that provides easy access to the M11, the national motorway network and Stansted Airport (18 miles) for domestic and international flights . For the commuter there is a mainline service to London Liverpool Street from Braintree (57mins) or Chelmsford (34mins).







## General

Services Mains water, electricity, oil fired central heating via two boilers (one being for the pool), broadband.

Local Authority Essex County Council 08457 430430

Braintree District Council 01376 552525

Post Code CM7 5JJ

Council Tax Band F

Fixtures & Fittings All carpets, curtains, light fittings, garden ornaments and statuary are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Rights of Way, Wayleaves & Easements The sale is subject to all right of way whether public or private, rights of support, light, water, drainage and other easements, quasi easements and wayleaves. All or any other light rights whether mentioned in these particulars or not. There is a footpath that runs along the southern boundary.

## Directions

From the M11 junction 8 take the A120 signposted Braintree. Continue on this road for 7 miles and take the A130. At the roundabout take the second exit onto the B1256 Braintree Road. Continue for approx 4.5 miles passing through Great Saling and turn right towards Shalford Gren and Church End. Bare right onto the B1053, Braintree Road, continue for about 1.6 miles towards Beazley End where the property will be found on the left hand side.

## Viewings

Viewings strictly by appointment through Beresfords 01245 397475

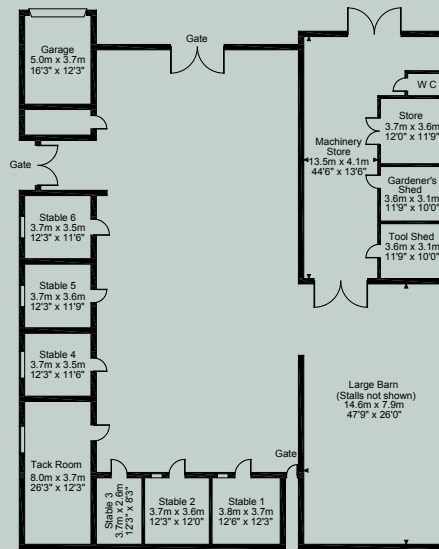
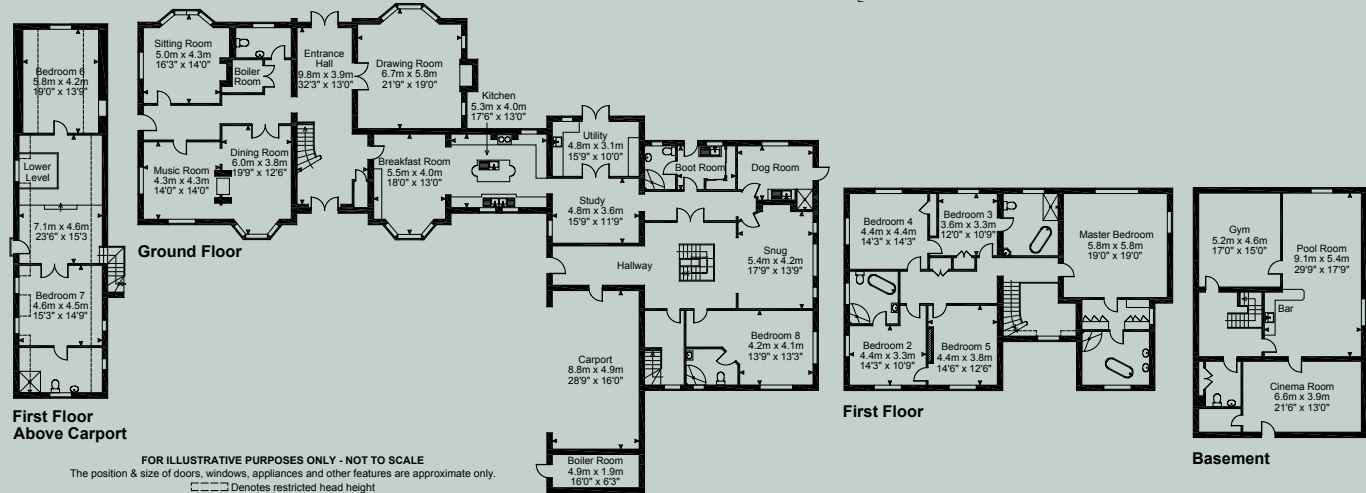
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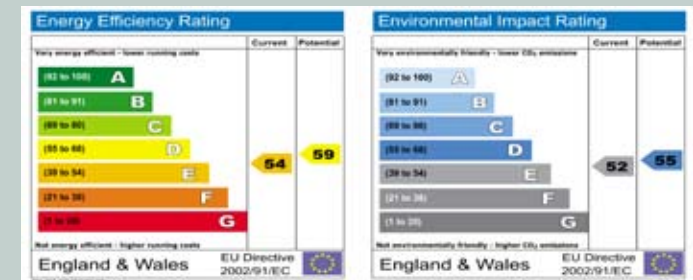
- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Particulars prepared September 2010

Woolmers Farm, Beazley End, Braintree  
Approximate Gross Internal Area  
Main House = 7802 Sq Ft/726 Sq M  
Outbuildings = 4424 Sq Ft/410 Sq M  
Total = 12226 Sq Ft/1135 Sq M



Stable Yard



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