



CURLEW HOUSE

NORTH FAMBRIDGE

savills

A STATE-OF-THE-ART HOUSE WITH BREATHTAKING VIEWS IN A SOUGHT-AFTER VILLAGE

3,473 square feet ♦ master bedroom suite with dressing room and en suite bathroom ♦ guest bedroom suite ♦ 3 further bedrooms (1 en suite) ♦ family bathroom ♦ reception hall ♦ living room ♦ study ♦ kitchen/breakfast/family room ♦ cinema room ♦ utility room ♦ ground floor cloakroom ♦ gated driveway ♦ detached double garage ♦ south facing garden ♦ stunning 180° views at the rear over the surrounding countryside and towards the River Crouch ♦ about 0.15 acres

Mileage

North Farnbridge Station 0.6 miles (London Liverpool Street from 58 minutes) Wickford 9.9 miles, South Woodham Ferrers 5 miles, Maldon 6.8 miles, Burnham-on-Crouch 8.2 miles, Chelmsford 14.4 miles, Southend 19.1 miles.

Situation

North Farnbridge is a pretty village 14 miles east of the city of Chelmsford, on the River Crouch. Surrounded by countryside and with a population of less than 1000, the village has a railway station on the Southminster branch line with direct trains into London Liverpool Street. At the heart of this small community are The Ferry Boat Inn (a 500 year old riverside pub), the marina in Stow Creek and the boatyard at the end of Ferry Road (home to North Farnbridge Yacht Club), Deerlands Day Nurse and the Holy Trinity Church. Cold Norton Primary School, village shop and post office are within 2 miles whilst William de Ferrers secondary school and a wider range of shops, primary schools and other facilities can be found in South Woodham Ferrers.

Description

Curlew House was built in 2008 and has the benefit of a 10 year NHBC Buildmark Guarantee. The property sits at the heart of the village off a private road and has stunning views over the surrounding countryside at the rear. The house has been constructed to an exceptionally high specification in a traditional style with multi-stock facing brickwork and front and rear gables in painted render. The roof is finished in plain tiles with dormer windows under pitched roofs with aluminium soffits, fascias and downpipes. All the windows and doors are double glazed and were replaced this summer. Internally, the quality of the finish is exemplified by contemporary colours, solid walnut doors and feature staircase, zoned underfloor heating, Villeroy & Boch bathrooms, Sonos audio system, bespoke kitchen and Lutron lighting

The accommodation flows exceptionally well and is light and airy, with the principal rooms designed to take advantage of the views over the surrounding countryside to the south. The ground floor accommodation includes a reception hall, a living room, a study, a large kitchen/





breakfast/family room, a utility room and a ground floor cloakroom. The first and second floor accommodation includes five bedrooms, three of which are en suite and one of which is used as a cinema room.

The entrance hall with its attractive staircase leads onto the principal reception rooms and the kitchen/breakfast room. The stunning kitchen is fitted with bespoke units and contrasting granite work surfaces, Miele appliances including an induction hob, oven, steam oven, coffee machine, warming drawer, dishwasher, fridge and freezer and wine fridge, and at its centre is a large island in complementary colours. Bi-fold doors lead directly out onto the terrace. A Minster-style fireplace is the focal point of the impressive sitting room, which extends from the front to the back of the house and is accessed through double doors at the head of the hall, and the study, which is fitted with bespoke furniture, is a versatile space which could be easily used as a second reception room.

An easy rise staircase leads up to a large landing and the first floor with deep pile carpets, thoughtful lighting and large picture windows. All the bedrooms have the benefit of the use of a contemporary en suite bath or shower room and enjoy views over the grounds and surrounding countryside. The luxurious master bedroom suite has views towards the Crouch, a bespoke dressing room and a stunning master bathroom with twin sinks, a deep bath and walk-in rainforest shower. From the landing there is access via a dog-leg staircase up to the second floor, where there is another en suite bedroom and a home cinema.

The house is approached through remote controlled gates onto a paved driveway which extends in front of the house, providing secure off-road parking and access to the detached double garage. A large terrace to the rear wraps around the house and leads on to the rear garden which is laid to lawn and dotted with specimen deciduous and evergreen trees. The boundaries are enclosed by close-board fencing and established hedging.

Services

Mains water, electricity and drainage. LPG gas.

Directions (from Chelmsford)

Take the A130 southbound and take the first exit onto the A132. Follow the A132 towards South Woodham Ferrers and from South Woodham Ferrers the B1012 towards Burnham-on-Crouch. After approximately 3 miles turn right onto Fambridge Road, signposted to North Fambridge, and continue for approximately a mile before turning left onto Brabant Road, then first right into Roberts Road and first left into The Gables where the house will be found at the end on the left.

Postcode

CM3 6LN

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

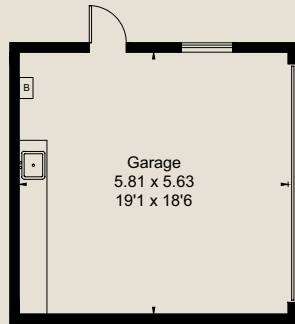
Viewing

Strictly by appointment with Savills.

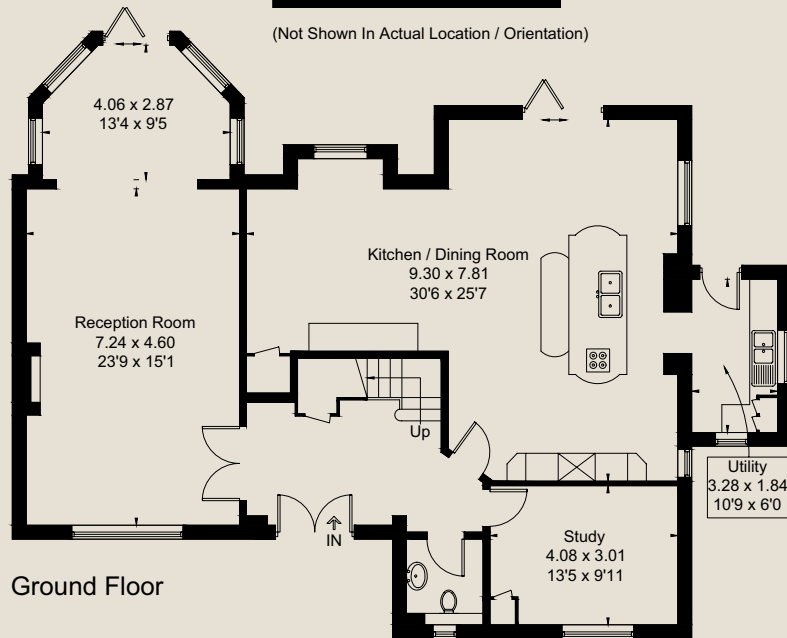


FLOORPLANS

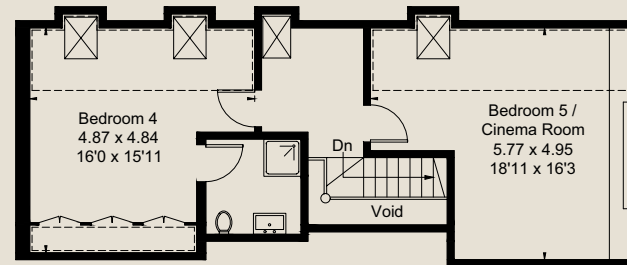
Gross Internal Area (approx) = 322.7 sq m / 3473 sq ft (Excluding Void)
 Garage = 32.8 sq m / 353 sq ft
 Total = 355.5 sq m / 3827 sq ft



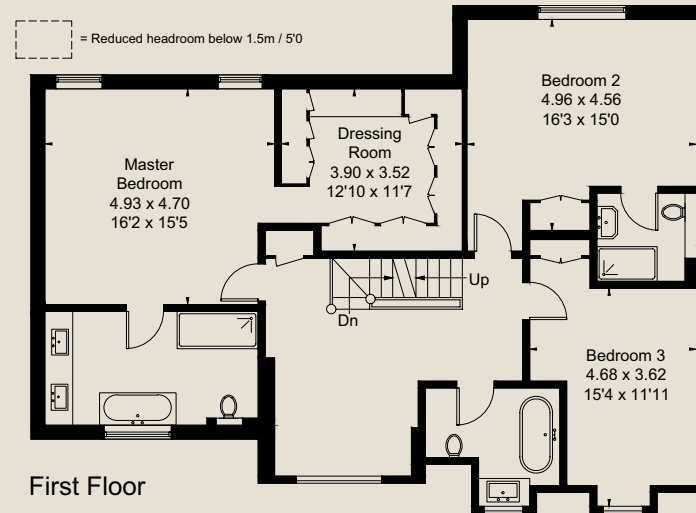
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

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