



RAYLANDS HOUSE

PLESHEY, ESSEX

savills

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STAGDEN CROSS, PLESHEY,
CHELMSFORD, ESSEX

**A stunning state-of-the-art
country house set at the end
of a long private drive amidst
beautiful Essex countryside**

Master bedroom suite
5 further principal bedrooms (3 en suite)
4 bathrooms
Entrance hall
Reception hall
Drawing room
Sitting room
Study
Temperature controlled wine store
Smallbone kitchen/breakfast/family room
Walk-in pantry
Laundry room
Ground floor cloakroom
Large mature garden
Swimming pool
Cart lodge
Cat 6 wiring
Underfloor heating

About 1 acre

High Easter 1.3 miles
Pleshey Village 1.9 miles
Great Waltham 4.6 miles
Felsted 5.5 miles (A120 5.2 miles)
Great Dunmow 7.1 miles
Chelmsford 8.5 miles (Liverpool Street from 36 mins)
Stansted Airport 12.5 miles (A12 (junction 19) 11.5 miles).





Pleshey is an historic small village lying to the northwest of Chelmsford and is built around the site of a former motte and bailey castle. This was once the ancestral home of Geoffrey de Mandeville, who was Earl of Essex and one of the 25 Magna Carta barons. Pleshey occupied an important place in English history for many years and is mentioned in Shakespeare's *Richard II* with the line "With all good speed at Plasly (sic) visit me." It was also the birth place of Mary de Bohun, first wife of Henry IV and the mother of the future King Henry V.

The village pub (The Leather Bottle), Holy Trinity Church and the village hall form the hub of the community, with a general store and post office located in the nearby village of Great Waltham and a choice of primary schools in Great and Little Waltham and Ford End.

The county town and City of Chelmsford is about 7 miles away and offers a wide choice of shops, restaurants, bars, sports facilities and a station on the main line into London Liverpool Street.

Pleshey falls within the catchment area for a number of exceptional schools, including the King Edward Grammar School for boys and Chelmsford County High School for Girls (both selective and amongst the best secondary schools in the country) and Chelmer Valley High School, which is a comprehensive. The village of Felsted and its well known independent school are just 4.5 miles away and New Hall School on the outskirts of Chelmsford is also within easy reach.

Raylands House occupies an attractive location at Stagden Cross, which is just to the west of the village in the direction of High Easter. The property sits at the end of a quarter of a mile-long long private drive, which it shares with one property. The building dates back to the 1950s but is almost unrecognisable as such as the current owners have undertaken an extensive programme of refurbishment and alterations including a substantial extension.

The soft Monocouche rendered elevations are complemented by a new slate tiled roof. The large front door, framed beautifully on either side by tall bay trees, leads into the entrance hall with a study leading off to the right and a large cloak cupboard to the left.

Glazed double doors lead through into the reception hall at the heart of the house. This has a porcelain tiled floor and soft Farrow & Ball tones on the walls and provides access to the family room (which could also be used as a formal dining room) on one side and a large drawing room on the other. This room has a magnificent fireplace housing a woodburner, two sets of French windows giving onto the garden and two further sets of double doors situated either side of the fireplace leading into the kitchen/family room.

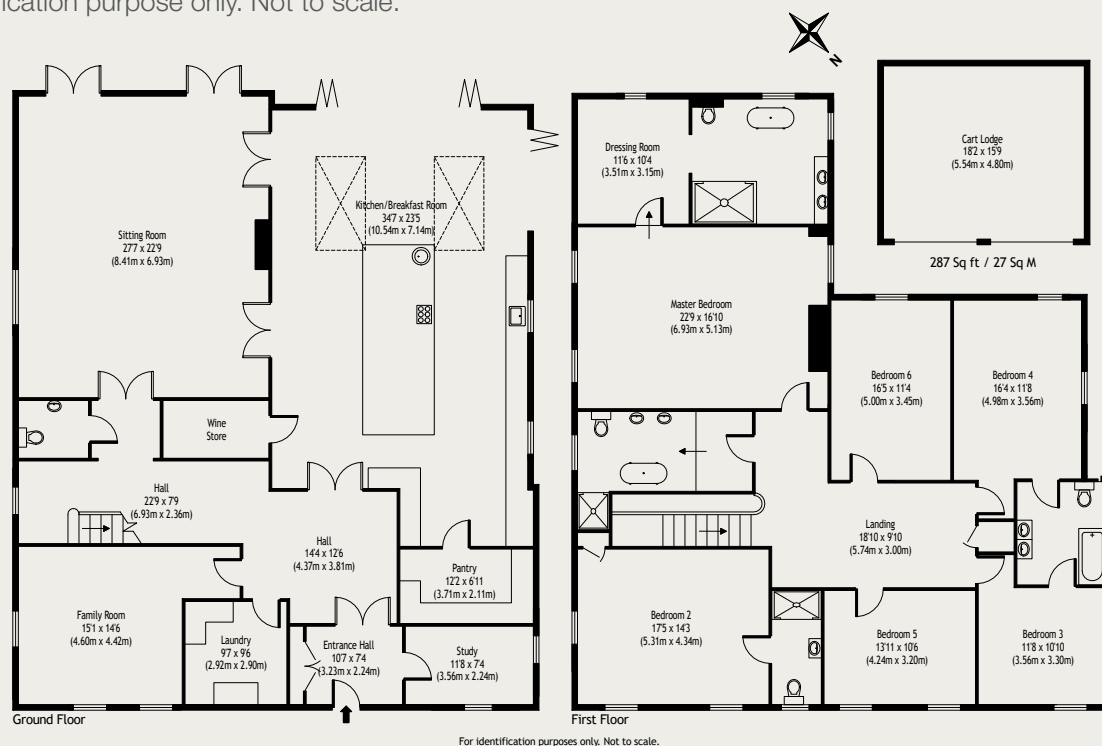


FLOORPLANS

Gross internal area

Total gross internal area = 4,678 Sq ft / 435 Sq M

For identification purpose only. Not to scale.



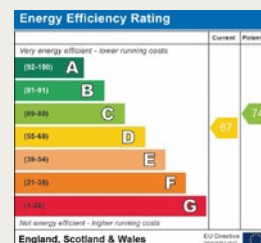
For identification purposes only. Not to scale.

The kitchen extends some 34' and is a large, comfortable and versatile space with bi-fold doors to two aspects. Fittings include a bespoke Smallbone kitchen, electric AGA, Gaggenau appliances, Sub-Zero fridge, a walk-in wine store and a pantry. The thoughtful design incorporates a dining space and comfortable seating area ideal for entertaining, with high ceilings and two roof lanterns creating an exceptionally light and airy space opening straight out into the garden.

An elegant sweeping staircase leads up from the hall to a large first floor landing extending the depth of the house. The master bedroom suite, with its stunning en suite bathroom and bespoke dressing room, is at one end of the landing and the guest bedroom is at the other. This room is also en suite and has a lovely view over the farmland to the front of the house. The third and fourth bedrooms are beautifully decorated children's rooms sharing a 'Jack & Jill' bathroom, while the fifth and sixth bedrooms, which overlook the grounds, have the use of the luxurious family bathroom with freestanding bath and large separate shower.

The house sits on a mature plot extending to approximately one acre and enclosed by post and rail fencing. Five-bar gates give on to a gravel drive that sweeps up to the side of the house and provides a substantial area for parking.

The garden has a south westerly aspect and has been thoughtfully landscaped and planted to complement the house. A large terrace extending from the kitchen enjoys the sun throughout the day and is ideal for al fresco entertaining. The terrace leads down to the fenced pool terrace, from which a shingle path carries on past a children's play area towards a small copse and the rest of the grounds, which are laid predominantly to lawns dotted with some herbaceous borders and planted with a mixture of mature and young trees and shrubs.



GENERAL INFORMATION

SERVICES Mains water and electricity. Private drainage. Oil fired central heating.

AGENTS NOTE We understand the farmland to the front of the property is available for sale separately. Please contact agent for further details.

VIEWING Strictly by prior appointment with the sole agents Savills.

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