



PERIOD  
HOMES

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Main Road  
Broomfield Essex CM1 7EN  
Guide Price £900,000



## Main Road, Broomfield, Essex CM1 7EN

VICTORIAN 1842 – GUIDE PRICE £900,000 - £925,000 A wonderful, recently extended and much improved Victorian farmhouse situated on a plot of 1.5 acres with stable block, superb farmland views, and an original, useable cellar.

Offering a superb level of accommodation with good ceiling heights, including three reception rooms and a magnificent kitchen/breakfast room with large central island and exposed yellow brickwork to the rear, creating an authentic farmhouse feel, with excellent country views from the sash window and stable door.

First floor accommodation provides four bedrooms and a luxury family bathroom, with the master suite enjoying a vaulted ceiling, dressing room, and en-suite with large walk in shower and, again, a vaulted ceiling. Of course, there are also the superb countryside views to the rear aspect. Moving back downstairs, there is a cellar accessed from the kitchen.

Externally the property features a stable block and store, currently used as such, but with great potential for conversion to an annexe or home office, studio, etc, stpp. The grounds extend to 1.5 acres of both formal garden and paddocks, with a secondary access point from the road.

This is a superb opportunity to acquire a characterful home on a manageable plot, renovated in keeping with the original theme of the home, and located in a highly convenient position for access to Chelmsford, Broomfield, Broomfield Hospital and excellent road and rail links.









**ENTRANCE PORCH**

**DINING ROOM**

11'11 x 11'11 (3.63m x 3.63m)

**UTILITY ROOM/STUDY**

11'10 x 11'10 (3.61m x 3.61m)

**LOUNGE**

21'9 x 19'4 (6.63m x 5.89m )

**KITCHEN/BREAKFAST ROOM**

21'5 x 21'3 (6.53m x 6.48m)

**CLOAKROOM/WC**

**BASEMENT**

**ROOM ONE**

11'11 x 10'0 (3.63m x 3.05m)

**ROOM TWO**

11'1 x 10'0 (3.38m x 3.05m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

14'8 x 13'0 (4.47m x 3.96m )

**DRESSING ROOM**

8'2 x 5'4 (2.49m x 1.63m)

**EN-SUITE BATHROOM**

**BEDROOM TWO**

17'11 x 11'4 (5.46m x 3.45m)

**BEDROOM THREE**

11'11 x 11'11 (3.63m x 3.63m)

**BEDROOM FOUR**

12'0 x 11'11 (3.66m x 3.63m)

**BATHROOM**

**STABLE BLOCK**

**STABLE ONE**

27'0 x 13'1 (8.23m x 3.99m)

**STABLE TWO**

14'1 x 13'1 (4.29m x 3.99m)

**STABLE THREE**

13'4 x 13'1 (4.06m x 3.99m)

**PLOT OF 1.5 ACRES**









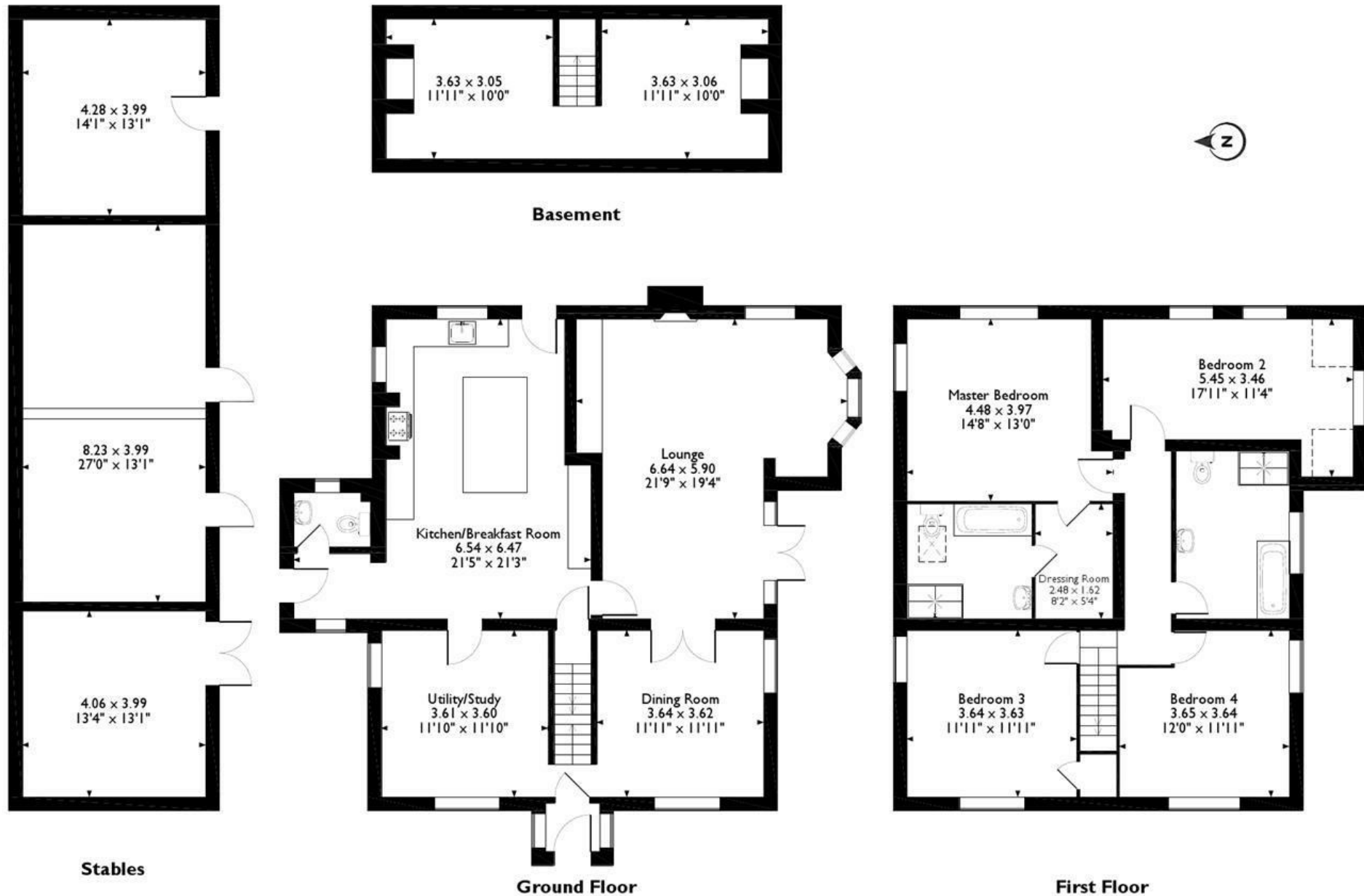
# Main Road Broomfield, Chelmsford

Approximate Gross Internal Area

Main House = 213 Sq M/2298 Sq Ft

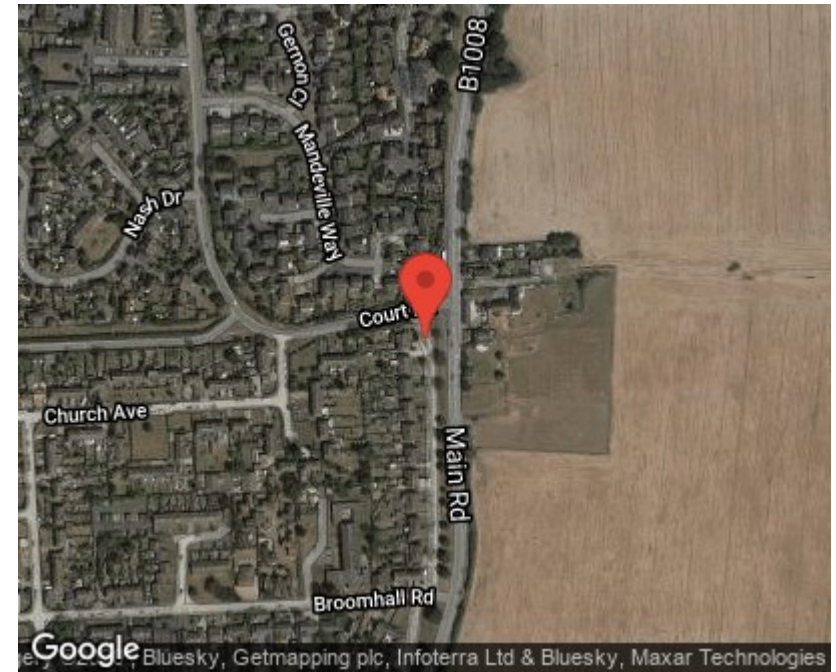
Stables = 68 Sq M/729 Sq Ft

Total = 281 Sq M/3027 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 80        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 54                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         | 77        |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       | 48                      |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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