



PERIOD
HOMES

80 High Street, Ingatestone, CM4 9DW

t. 01277 288000

e. essex@periodhomes.co.uk



Main Road
Broomfield Essex CM1 7EN
Guide Price £975,000

Main Road, Broomfield, Essex CM1 7EN

VICTORIAN 1842 – 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		Environmental Impact (CO ₂) 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	

Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
www.periodhomes.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars.
 Period Homes, a trading style of Walkers Village and Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

