



# Moore's Garden

Good Easter, Essex

## A charming thatched country home with pool, tennis court and about 8.6 acres of grounds.

Charming country home with everything a family could want, positioned just outside a popular village on the outskirts of Chelmsford.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**OUTBUILDING**



**ABOUT 8.6 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**5,675 SQ FT**



**GUIDE PRICE £1,850,000**



### The property

Moores Garden is a charming timber-framed thatched country home offering more than 5,675 sq. ft. of light-filled flexible accommodation arranged over two floors, combined with a number of useful outbuildings, nestled within the most idyllic gardens and grounds.

Believed to date in part from 18th Century or earlier, with modern additions, the property is surprisingly not listed and has been designed to provide an ideal family and entertaining space. Featuring a wealth of exposed light coloured beams, the accommodation flows from a welcoming reception hall with useful cloakroom and gives access to the rest of the accommodation. The ground floor comprises three principal reception rooms; the family room with log burner and French doors to the garden, a dining room, and the impressive vaulted sitting room with large bow window with built-in seating, feature fireplace and French doors to the gardens. The heart of the house is the open plan kitchen/breakfast room with a range of wall and base units including a breakfast bar, an Aga, modern integrated appliances, space for a

large table, French doors to the garden and a door to a side hall with useful second cloakroom; from here is a fitted utility room and a study.

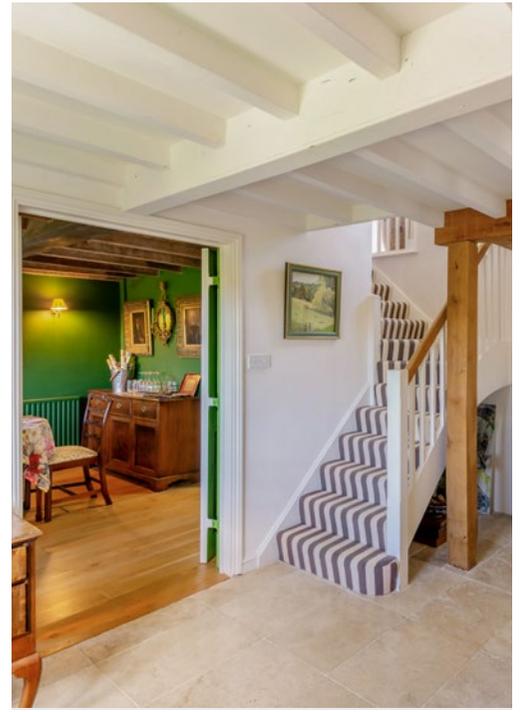
On the first floor the property offers five bedrooms, three with en suites, and a modern family bathroom. Of particular note is the principal bedroom with French doors to a Juliet balcony to enjoy the far reaching views across the beautiful grounds and countryside beyond.

### Outside

Hosting an abundance of kerb appeal, the property is approached over a gravelled driveway providing private parking for a number of vehicles and giving access to a barn/outbuilding with carport, garage, wine cellar, and a garden studio with open-sided store. Should a buyer require secondary accommodation, and subject to consent, the outbuildings offer a great opportunity to be converted. The gardens only enhance this fine home, with areas of low level lawns bordered by mature flowerbeds and specimen hedges and trees.







## Outside Continued...

Within the grounds are a number of useful spaces for entertaining the whole family, from the gazebo-covered dining area, all-weather tennis court, swimming pool with pizza oven and pool house; inside, is a kitchenette and shower room. There is also a well-established vegetable and parterre garden, numerous seating areas and a large paved terrace, whilst surrounding the formal areas are expanses of wildflower meadows and orchards that have endless mowed pathways to explore, and all bordered by well maintained hedging. The whole ideal for entertaining and enjoying far-reaching views over the 8.6 acre plot and undulating countryside beyond.

## Location

The property is well positioned just outside the Village of Good Easter; a small rural agricultural village with an historic church located at the heart of Essex, surrounded by glorious countryside walks and cycle routes. Nearby Great Waltham is a small Essex village with a church, village hall, traditional public house and wide range of village clubs and groups

contributing to an active community spirit. The nearby city of Chelmsford offers a comprehensive selection of independent and High Street stores, two shopping centres, six retail parks, numerous bars, restaurants and cafés and excellent sporting facilities including a sports and athletic centre, ice rink and leisure centre. Ideal for the commuter, the property's proximity to the A12 gives excellent links to the motorway network via the M11 and M25 and Chelmsford station offers excellent direct rail links to London Liverpool Street in around half an hour.

The area offers a good range of state primary and secondary schooling including three superb private preparatory schools, two outstanding grammar schools and New Hall, a well-known independent school, in Chelmsford; the wider area also hosts several independent schools including Felsted, St. Anne's and St. Cedd's.



## Distances

- Good Easter 0.9 mile
- Chelmsford and station 6.2 miles
- A12 (Jct. 19) 9.8 miles
- M11 (Jct. 7A) 12.2 miles
- London Stansted Airport 13.7 miles

## Nearby Stations

- Chelmsford station 6.2 miles (London Liverpool Street 34 minutes)

## Key Locations

- Chelmsford City
- Galvin Green Man Gastro Pub
- Hylands Park
- Writtle village
- 

## Nearby Schools

- King Edward VI Grammar School
- Chelmsford County High School for Girls
- New Hall School









The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8604955/TML

## Floorplans

Main House internal area 3,767 sq ft (350 sq m)

Garage internal area 356 sq ft (33 sq m)

Outbuildings internal area 1,552 sqft (144 sq m)

Total internal area 5,675 sq ft (527 sq m)

For identification purposes only.

## Directions

CM1 4RY

///impact.wharfs.snippets

## General

Local Authority: Chelmsford City Council

Services: Mains electricity and water. Private Drainage which does comply. Oil-fired central heating

40 solar panels contribute towards reducing electricity consumption from the grid, and also generates a regular tax free income from the feed in tariff. Annual payments currently ranging between £1,500- £1,800.

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

EPC Rating: C

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited