

Signpost Cottage,
Ford End,
Essex

Strutt
& Parker

Land and property. Since 1885.

An enchanting Grade II listed period cottage, blending authentic historic character with high-quality modern accommodation, set in a picturesque position with beautiful gardens.

The Property
Signpost Cottage is a captivating period home, offering approximately 2,261 sq ft of versatile and characterful accommodation. With its steeply pitched, multi-gabled roof clad in traditional red clay tiles, gabled dormer windows and substantial red-brick chimney stack, the property has been sympathetically updated while retaining its historic vernacular character and architectural appeal. A wealth of original features includes exposed timber beams and traditional brick-built fireplaces, complemented by a warm and inviting atmosphere alongside the comforts of contemporary living.

The ground floor flows from a welcoming reception hall, with a layout well suited to modern family life. Two appealing reception rooms include the generous drawing room, with double doors opening to the rear garden, and a dining room, both showcasing original timber framing and connected by an impressive double-sided inglenook fireplace. A bespoke contemporary kitchen and breakfast room is beautifully appointed with sophisticated navy cabinetry, elegant contrasting worktops and a substantial central island, combining timeless style with practical family living. Herringbone flooring and an exposed brick wall housing a range cooker combine rustic character with a contemporary finish. A further family room provides a relaxed and light-filled space, with a feature fireplace fitted with a log burner and a door opening directly onto the garden.

The first floor provides four well-proportioned bedrooms, each reflecting the distinctive architecture of the cottage with vaulted ceilings and exposed timber framing. Three bedrooms and a family bathroom are arranged off the main landing, while a short flight of stairs leads to the fourth bedroom and a further bathroom.

1,861 sq ft (173 sq m)

3 reception rooms

4 bedrooms

2 bathrooms

Detached double garage

Landscaped gardens

Guide price £800,000



Outside
The property is approached via a sweeping gated gravel driveway, providing ample off-road parking and leading to a substantial detached double garage. To the rear, a private paved terrace provides an attractive setting for al fresco dining and entertaining, opening onto a neatly maintained lawn bordered by mature trees and established planting. The garden creates a peaceful and verdant backdrop to this characterful family home.

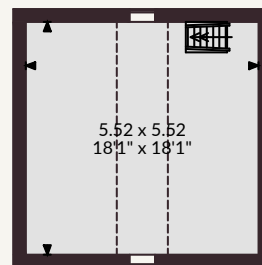
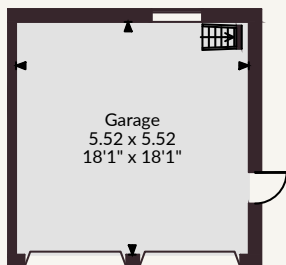
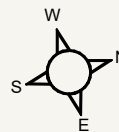
Location
Signpost Cottage enjoys a peaceful rural position in the village of Ford End, surrounded by the attractive Essex countryside and lying approximately six miles north-west of Chelmsford. The village provides everyday amenities including a primary school, parish church, village hall and the Butcher's Arms pub, while nearby Great Waltham and Great Dunmow offer additional facilities. Chelmsford itself provides a comprehensive range of shopping, leisure and cultural amenities, together with a mainline railway station offering regular services to London Liverpool Street in around 35 minutes.

Schooling in the area includes Ford End Church of England Primary School, with highly regarded independent options such as Felsted School and New Hall School, alongside selective grammar schools King Edward VI Grammar School and Chelmsford County High School for Girls. Excellent road links via the A120 and A12 connect across Essex and into London, while Stansted Airport is also within easy reach.

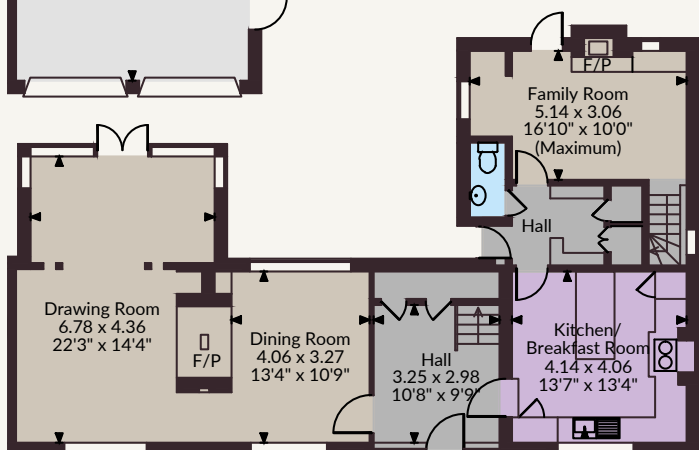
Postcode region: CM3

General
Local Authority: Chelmsford City Council
Services: Mains electricity, water and drainage.
Oil fired central heating
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

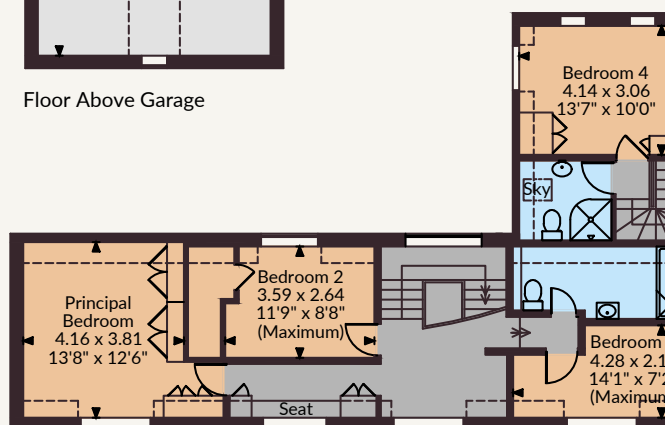
Signpost Cottage Ford End, Chelmsford
Main House internal area 1,861 sq ft (173 sq m)
Garage internal area 400 sq ft (37 sq m)
Total internal area 2,261 sq ft (210 sq m)



Floor Above Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

---□ Denotes restricted head height

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