



The Old Vicarage Good Easter, Chelmsford, Essex

An exceptional Victorian former vicarage, set in beautiful gardens, at the heart of this peaceful village.

An elegant and substantial period home, set in the heart of the small, charming village of Good Easter, seven miles from Essex's bustling City of Chelmsford. The property features a wealth of light, airy accommodation with beautiful original details, all set in delightful and extensive gardens with outbuildings.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGING COACH HOUSE OUTBUILDING



1.8 ACRES



FREEHOLD



VILLAGE/ SEMI-RURAL



5,471 SQ FT - 7,108 SQ FT



GUIDE PRICE £2,000,000

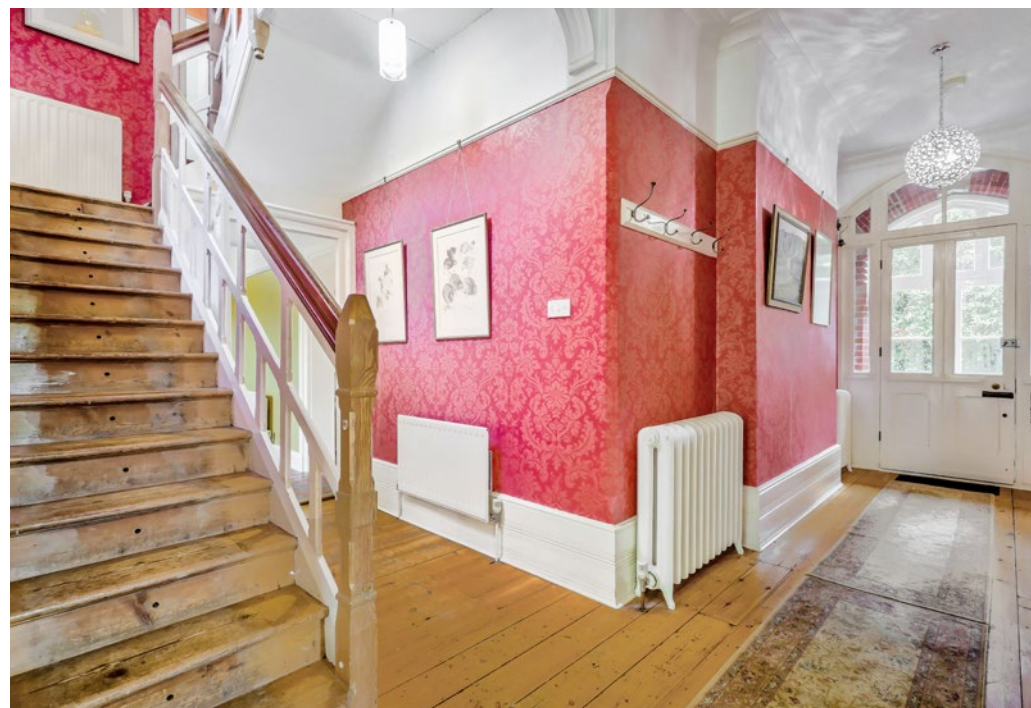
The property

Built in 1871, The Old Vicarage is a handsome Victorian family home built over three storeys, constructed of mellow red brick under a clay tile roof.

Internally the property combines light and spacious reception rooms with six comfortable bedrooms; all with high ceilings and large sash windows enjoying views of the gardens, along with original features such as a Victorian well and butlers bells. Of particular note are the proportions of all the rooms, in particular the sitting room with its attractive open fireplace and south west facing bay windows and side double doors opening onto the Victorian style garden room. From here the indoor-outdoor entertaining comes alive, with views from all aspects and double doors on two sides leading onto the rear terrace.

Across the hall, is the kitchen, a traditional layout with space for a large kitchen table and access to the walk-in pantry; it also has a fantastic sized utility and boot room. Off the hall is access to the three room cellar including the ideal spot to store wine.

On the first floor is the substantial master bedroom with an en-suite bathroom with views to the church and surrounding fields, and access to bedroom four which could be utilised as a dressing room. A further four double bedrooms, one further bedroom is en-suite, while the first floor also has a family bathroom with a freestanding, roll-top bath, and a separate shower unit. Stairs continue to the second floor, where there is a sixth bedroom and a door leading to a large attic storage space giving further potential accommodation.







Outside

Nestled behind the Church, there are two entrances that lead into the property, giving an in and out driveway and allowing for plenty of parking and turning. Accessed from the driveway and sitting to the front of this fine home, is an array of useful and pretty red brick buildings that include the Coach House; a useful building currently providing garaging, workshop space, a tool room, and a tack room, though subject to the necessary consents this could be converted into a home office or a cottage. A further double garage attaches to the side of the building, whilst further in the plot is 'The Old Sunday School', in need of refurbishment but offers further potential for conversion into additional accommodation, again subject to the necessary consents. The roof of The Old Sunday School benefits from a 4-kW solar panel array enjoying the highest rate of feed in tariff.

The extensive gardens surround the house on all sides and include beautiful rolling lawns, former moat and meadows, south and west facing paved terraces, ideal for al fresco dining, box hedging, natural pond

and a wealth of mature and indigenous specimen trees, along with established shrubs and borders. All creating a sense of privacy and seclusion from the outside world. Of particular note, the vendor has made great efforts to reinstate what once would have been the original 'kitchen garden', now overflowing with beautifully displayed vegetables and a fruit cage, lined by pretty borders and herb planting. There is also an orchard with a variety of established fruit trees.



Distances

- Chelmsford 7 miles
- Great Dunmow 7.8 miles
- Bishops Stortford 12 miles
- Stansted Airport 13 miles
- A12 10 miles

Nearby Stations

- Chelmsford
- Elizabeth line
- Epping tube

Key Locations

- Chelmsford City
- Hylands Park
- Galvin Green Man Pub
- Writtle Village

Nearby Schools

- Felsted School
- King Edward VI Grammar School
- Chelmsford County High School for Girls
- St Cedd's
- New Hall



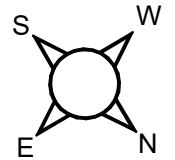
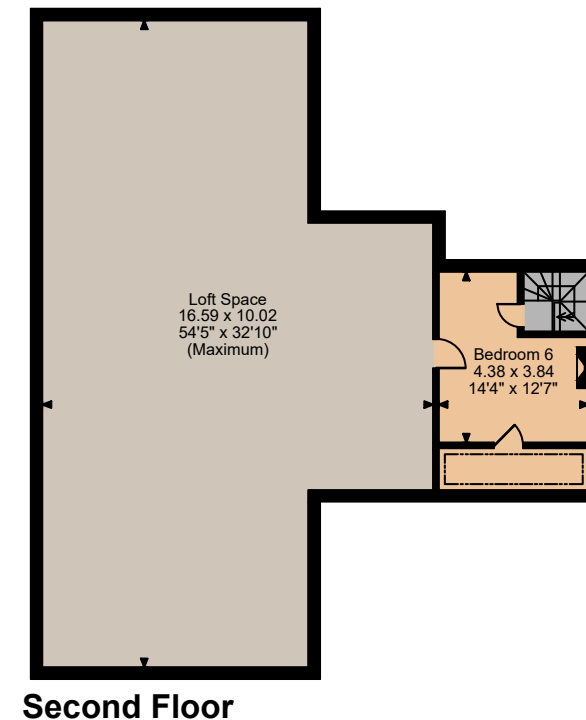
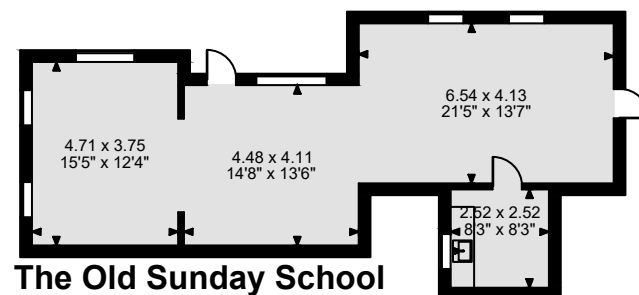
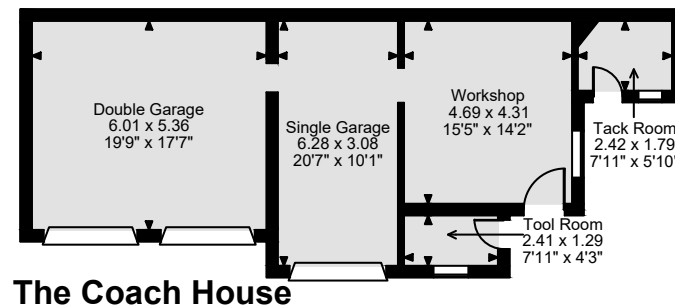
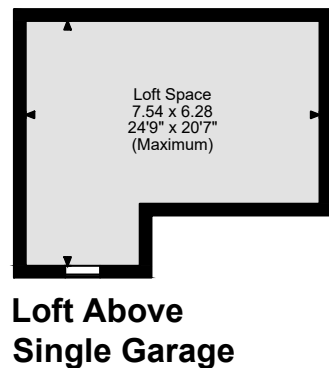
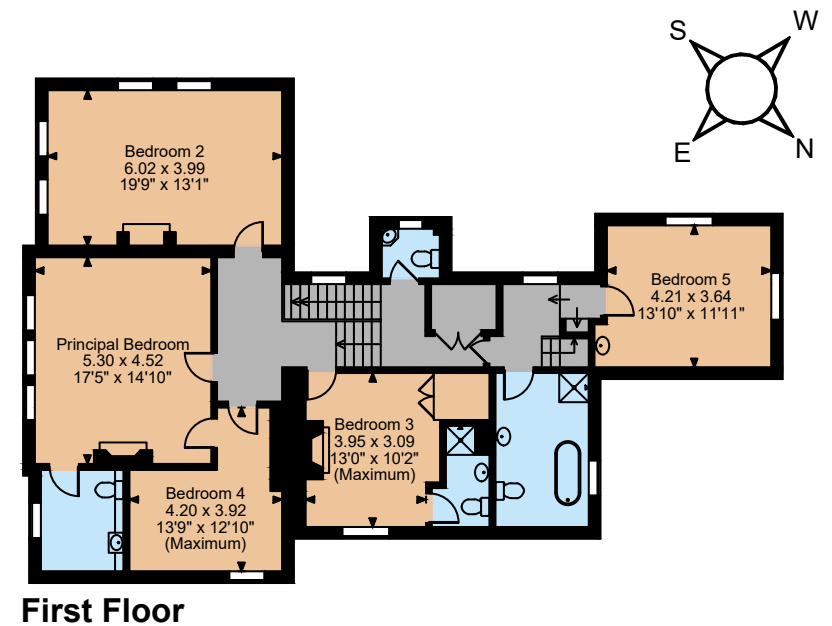
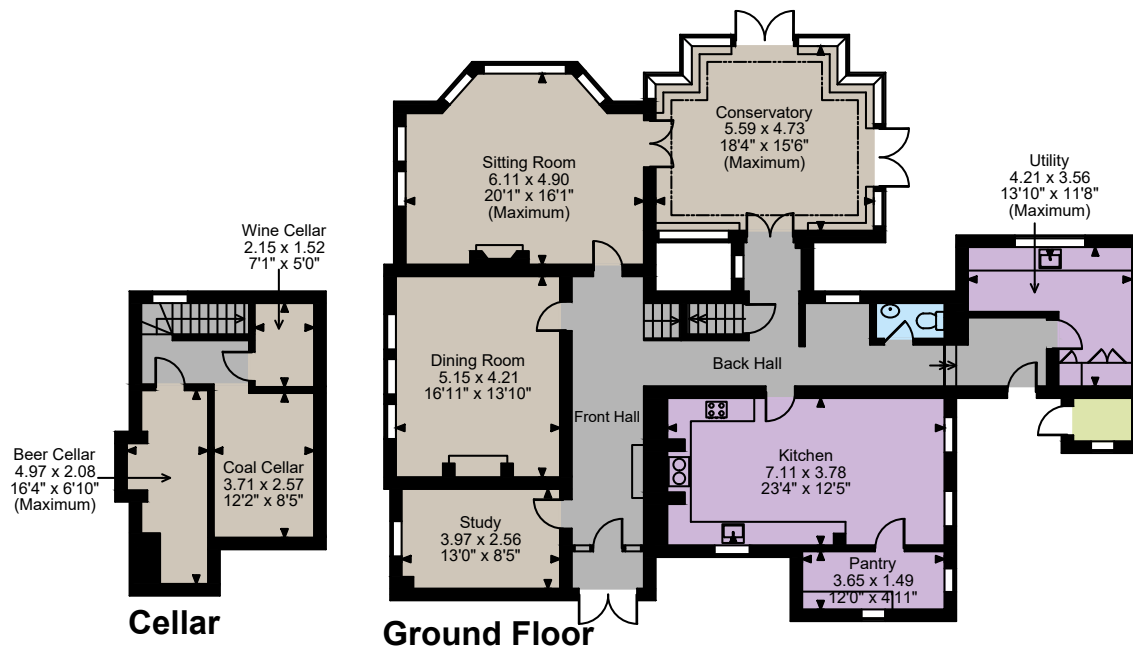
Location

The Old Vicarage enjoys a prominent position nestled behind the church and elevated above the surrounding countryside, allowing the for most spectacular views that roll away from the end of the garden and look across arable farmland. The small village of Good Easter lies seven miles northwest of the historic city of Chelmsford, surrounded by beautiful countryside. The village has a parish church, village hall and sports field while nearby High Easter has post office, local store, and café, as well as a village hall. Nearby Great Waltham is another 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 area is an oasis for those who like country walks, cycling or to enjoy the many local pubs and eateries that are on offer.

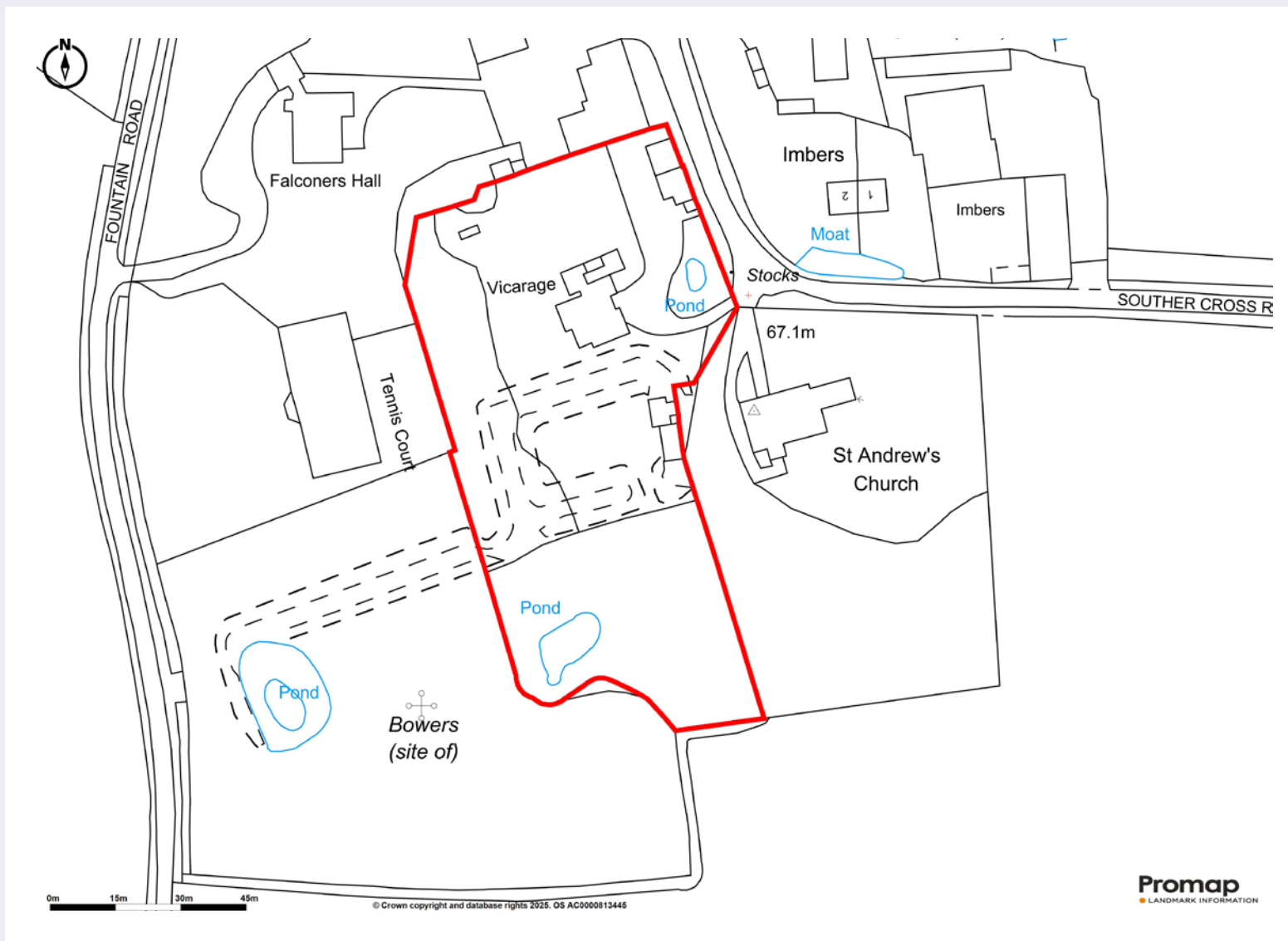
The nearby city of Chelmsford offers a comprehensive selection of independent and High Street stores, two shopping centres, six retail parks, numerous bars, restaurants and cafés and excellent sporting facilities including a sports and athletic centre, ice rink and leisure centre. Ideal for the commuter, 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.





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

Main House internal area 5,471 sq. ft (508 sq. m)
 Garaging internal area 572 sq. ft (53 sq. m)
 The Coach House internal area 308 sq. ft (29 sq. m)
 The Old Sunday School internal area 757 sq. ft (70 sq. m)
 Loft Above Single Garage internal area 431 sq ft (40 sq m)
 Total internal area 7,108 sq. ft (660 sq. m)
 For identification purposes only.

Directions

CM1 4RU

what3words: ///fields.appealing.decently - brings you to the property

General

Local Authority: Chelmsford City Council

Services: All mains services connected. Oil fired central heating. Solar panels.

The property sits in a conservation area.

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

Council Tax: Band H

EPC Rating: E

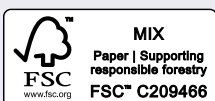
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Chelmsford

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