












# Tregilders

High Easter, Chelmsford, Essex

Elevated above unspoilt countryside, a fine family home, offering the perfect indoor-outdoor living.

Nestled in a picturesque semi-rural setting with stunning panoramic views, this charming four bedroom detached home, combines character with contemporary living, having been thoughtfully extended and improved by the present owners.

	<b>3 RECEPTION ROOMS</b>		<b>4 BEDROOMS</b>		<b>4 BATHROOMS</b>
	<b>CARTLODGE BARN POOL</b>		<b>0.58 ACRES</b>		<b>FREEHOLD</b>
	<b>RURAL/ VILLAGE</b>		<b>4,344 SQ FT</b>		<b>GUIDE PRICE £1,500,000</b>



The property

Occupying a prominent position, set back from its country lane setting, Tregilders take full advantage of its position with landscaped gardens that wrap around on all sides. Internally, the property combines formal and informal rooms of some elegance, that carefully flow into the gardens, allowing for the perfect indoor-outdoor experience. An inviting entrance hall opens to the ground floor, comprising three formal reception rooms. The snug and interconnecting sitting room has access and views over the adjoining gardens, with a further two rooms being a useful study, and a games room; Some of the rooms retain the character and charm of the original architecture, with open fireplaces and windows that flood the interiors with natural light. The heart of the house is the stunning kitchen/breakfast/family room; a bright and airy space designed for both everyday living and social gatherings. Modern fixtures and fittings, along with integrated appliances, make this kitchen a very practical and enjoyable space. Beyond the kitchen is a utility room, plant/boot room and cloakroom.

The first floor boasts four generously sized bedrooms. The principal suite features an expansive en suite bathroom and hidden dressing room, whilst two other bedrooms provide en suite facilities. To finish is the family bathroom.

Outside

The beautiful gardens enhance the overall feel of this charming country residence; approached over a gated sweeping drive, providing ample parking, leading to a modern triple bay cart lodge, with adjacent partly converted studio. Subject to the necessary consents this could have potential to be converted to a home office or annexe. The gardens are surrounded by mature trees and hedging, providing ideal seclusion, with many areas of natural stone terraces and raised decking to sit and enjoy the views. Manicured lawns, vibrant flower beds, and specimen planting, provide a perfect backdrop for alfresco dining, and within the raised deck, is the inset plunge pool, to the northern boundary. Together, the property and its grounds make the perfect family home.





## Location

Tregilders occupies a delightful position amidst undulating countryside, just to the south of High Easter; a charming village in the heart of Essex. The area boasts a range of scenic countryside walks accessed by a network of footpaths and bridleways through picturesque landscapes, including woodlands, open fields and the River Cam, which flows through the area.

High Easter and its surrounding areas are home to several schools in both the state and private sector. Felsted school is around 7 miles from the house and offers education for boys and girls aged 4 to 18 years. Situated in nearby Chelmsford, is Newhall School which is another top-tier Independent school. There are two highly regarded grammar schools in Chelmsford and along with state primary and secondary facilities in Chelmsford and the surrounding villages. High Easter itself is a small village with a few local amenities, including traditional pubs and village stores. For more extensive shopping, residents often travel to nearby towns such as Chelmsford and Great Dunmow.

Chelmsford, in particular, offers a wide range of retail options, from high street brands to independent boutiques, along with a variety of cafes, restaurants and entertainment venues. By train, the nearest major railway stations are in Chelmsford and Bishops Stortford. From Chelmsford, regular trains run to London Liverpool Street, with a journey time of around 35 minutes, making it convenient for daily commuters. By car High Easter is approximately 40 miles from central London, accessible via the A12 and M11 motorways.



## Distances

- High Easter 1 mile
- Great Dunmow 8.7 miles
- Chelmsford 9.1 miles

## Nearby Stations

- Chelmsford
- Bishops Stortford

## Key Locations

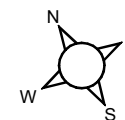
- Chelmsford
- Bishops Stortford
- Fox & Goose Public House

## Nearby Schools

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







## Floorplans

House internal area 4,344 sq ft (403 sq m)  
For identification purposes only.

## Directions

CM1 4QL

**what3words:** ///eventful.storage.swing - brings you to the drive

## General

Local Authority: Uttlesford

**Services:** Mains electricity and water. Oil fired central heating. Private drainage system (Domestic sewage treatment plant).

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

Council Tax: Band G

EPC Rating: D

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

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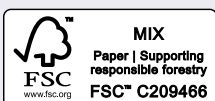
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## Chelmsford

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