



Elizabeth House
25 High Street, Kelvedon, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive Grade II listed Georgian-style family home in a popular village setting.

Elizabeth House is a beautifully presented five bedroom family home set within tranquil gardens and grounds, in a village location and only 0.5 of a mile away from Kelvedon railway station.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



**GATED PARKING
CART LODGE**



**SECLUDED
& MATURE
GARDENS**



FREEHOLD



**NEARBY
RAILWAY/
VILLAGE**



4,212 SQ FT



**OFFERS OVER
£1,000,000**



The property

Positioned in the sought-after village of Kelvedon, Elizabeth House is a stunning Grade II listed Georgian house offering over 3,000 sq ft of flexible accommodation arranged over four floors, with the majority of the space being to the ground floor.

Configured to provide an ideal layout for family and entertainment, the ground floor accommodation flows from the welcoming reception hall and comprises four well-presented reception rooms including a spacious dining room and a useful study with French doors opening onto the paved area on one side of the property; whilst on the other side is a lounge featuring an original fireplace, high ceilings and sash windows and a generous drawing room with an open fireplace. The well-proportioned country-style kitchen/breakfast room is fitted with a range of wall and base units and doors opening to the rear gardens. The ground floor is completed by a cloakroom. The lower floor provides a further reception room currently used as a games room, as well as a wine cellar.

On the first floor there is a principal bedroom with an en suite and two further bedrooms; all benefitting from sash windows welcoming plenty of natural light. An additional family bathroom completes the floor; whilst on the second floor, there are two additional bedrooms and a further family bathroom.

Outside

A surprisingly spacious and secluded garden sits behind a security gated driveway with cart lodge and parking for a number of cars.

The gardens have been professionally landscaped and are completely encumbered by mature trees providing a private entertaining space. Situated off the rear of the property are various circular patio areas offering fantastic private seating with a paved pathway leading to an additional block paved seating area and hot tub. The remainder of the garden is formal lawns with a variety of mature shrubs, trees and flower beds. The garden further benefits from a timber shed, a hidden tree house with play set and extensive external lighting.





Location

Belying its picturesque setting, amongst beautiful character properties and buildings within Kelvedon High Street, Elizabeth House is ideally placed for communications, with Kelvedon railway station providing a service to London Liverpool Street with an approximate journey time of 48 minutes and the A12 and A120 providing access to the wider road network of Southeast England. Stansted Airport to the north-west, caters for domestic flights and international destinations beyond as does Southend Airport.

Both Kelvedon and Feering boast sought after primary schools. A highly regarded local secondary school can be found in the nearby popular medieval market town of Coggeshall. The larger town of Colchester provides wider private educational facilities including the Colchester Royal Grammar School, Colchester County High School for Girls. Holmwood House, Felsted, and New Hall. Post secondary education facilities include Colchester Sixth Form College and the University of Essex. School bus stops available in the village.

Distances

- Coggeshall 3.5 miles
- Colchester 10.1 miles
- Chelmsford 13.9 miles

Nearby Stations

- Kelvedon 0.5 miles
- Witham 4 miles
- Chelmsford 13 miles

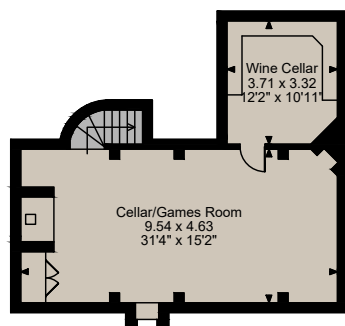
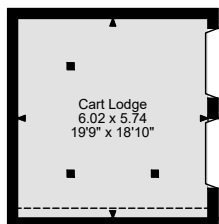
Key Locations

- Coggeshall Market town
- Kelvedon High Street
- Chelmsford & Colchester

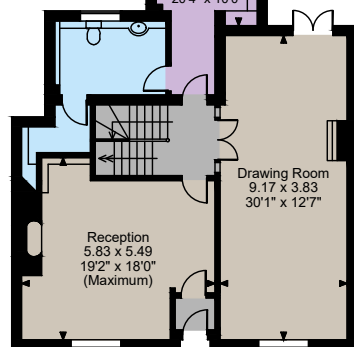
Nearby Schools

- Colchester Royal Grammar School
- Colchester County High School
- KEGG's
- Holmwood House Prep
- Felsted
- New Hall

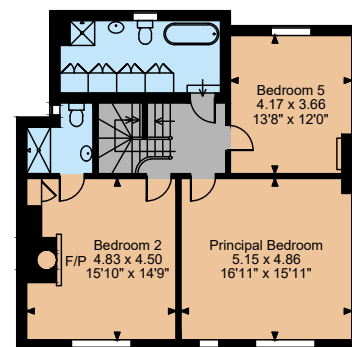




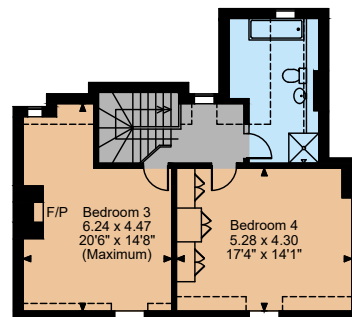
Lower Ground Floor



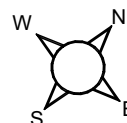
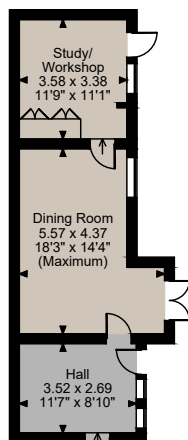
Ground Floor



First Floor



Second Floor



Floorplans

House internal area 3,859sq ft (359 sq m)

Cart Lodge 353sq ft (33 sq m)

Total 4212 Sq Ft (392 sq m)

For identification purposes only.

Directions

CO5 9AG

what3words: ///relying.coherent.incorrect

General

Local Authority: Braintree District Council

Services: All mains services connected.

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

Council Tax: Band G

EPC Rating: C

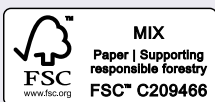
Chelmsford

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