

Quilters Farm,
East Hanningfield,
Essex



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A charming and substantial Grade II listed farmhouse brimming with period character, featuring exposed timber beams and impressive fireplaces, situated in a picturesque semi-rural position on the outskirts of Chelmsford

The property

Quilters Farm is an enchanting period home that blends historical charm with spacious family living. Extending to more than 2,200 sq ft, the property showcases traditional craftsmanship throughout, with heavily timbered walls and ceilings, exposed brickwork and impressive feature fireplaces.

The ground floor offers a versatile arrangement of reception space centred around a welcoming reception hall. There is a cosy sitting room and a separate family room, both featuring wood-burning stoves, while the dining room provides an ideal setting for entertaining with its striking red brick fireplace. Adjacent is a substantial games room with a vaulted ceiling and exposed A-frame timbers. The farmhouse-style kitchen and breakfast room is fitted with shaker-style cabinetry, timber worktops and a classic Aga, while a utility room and ground-floor shower room add further practicality.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom and second bedroom both feature vaulted ceilings, enhancing the sense of character and space, while the principal bedroom also benefits from a period brick fireplace and en suite shower room. A family bathroom completes the first floor.

Planning permission has been granted for conversion of existing outbuilding into an annexe. Partial demolition and remedial work of outbuilding, with space retained for garage and use of the host dwelling. Full plans and details available on Chelmsford City Council's website under reference PP-14499292.



Outside

The property sits within generous grounds and is complemented by an extensive range of outbuildings extending to more than 1,700 sq ft. These include a substantial 47ft workshop, several storage rooms and a double garage, offering excellent potential for hobbies, a home business or additional vehicle storage. The mature gardens provide a peaceful setting with views across the surrounding countryside. There is also a secluded swimming pool and large cultivated vegetable patch in the grounds. The house stands completely within its own envelope with paddocks on all sides lined with over 100 oak trees.

Location

Quilters Farm enjoys a peaceful rural setting on the outskirts of East Hanningfield, surrounded by attractive Essex countryside while remaining within easy reach of everyday amenities in nearby South Woodham Ferrers, which offers a selection of shops, supermarkets, cafés and restaurants. The city of Chelmsford is also readily accessible, providing extensive shopping, leisure and dining facilities. Well-regarded schooling in the area includes the independent schools New Hall School and Felsted School, while sought-after grammar schools include King Edward VI Grammar School and Chelmsford County High School for Girls. Rail services are available from South Woodham Ferrers (3 miles away) and Chelmsford stations, with Chelmsford providing fast and direct services to London Liverpool Street, while the A12 and A130 offer convenient road connections across Essex and towards London.

Postcode region: CM3

General

Local Authority: Chelmsford City Council
 Services: Mains electricity and water. Private drainage which we understand does not comply with current regulations.
 Council Tax: Band G
 EPC Rating: F
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Planning and listed building consent: Prospective purchasers are advised that they should make their own enquiries with Chelmsford City Council's website.



2,242 sq ft (208 sq m)
5 reception rooms
4 bedrooms
3 bathrooms
Swimming pool
Double garage & workshop
Freehold
Semi-rural
About 6.4 acres

Guide price £1,550,000



TOTAL: 2242 sq. ft, 208 m2
GROUND FLOOR: 1411 sq. ft, 131 m2, FIRST FLOOR: 831 sq. ft, 77 m2
EXCLUDED AREAS: GARAGE: 509 sq. ft, 47 m2, STORAGE: 555 sq. ft, 52 m2, WORKSHOP: 701 sq. ft, 65 m2,

Sizes And Dimensions Are Automatically Generated And Approximate. Actual May Vary



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