

The Mill House,
Howe Street,
Essex



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& Parker

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6,189 sq ft (575 sq m)

4 reception rooms | 6 bedrooms | 4 bathrooms

Annexe | Indoor swimming pool | Garaging & outbuildings

Freehold | In all 2.1 acres

Guide price £2,750,000



Exceptional period mill house with annexe and indoor pool complex set within beautiful, secluded waterside gardens on the outskirts of Chelmsford City.

The Property

Hidden away within its own enchanting waterside gardens, in the heart of the picturesque Howe Street village, this exquisite country home offers tranquillity with the convenience of its proximity to Chelmsford City. Believed to date back to the 18th Century and Grade II listed, The Mill House extends to almost 6,200 sq ft, including an indoor pool complex, extensive garaging, and annexe accommodation. Showcasing timeless character and refined interiors, this is an outstanding lifestyle opportunity within a prime Essex location.

Positioned at the end of a gravel driveway some 230 yards from the main approach, the sense of arrival is somewhat magical. Passing through the gates, siding the pretty flowing river with curved wall and bridge, capturing views of the established boundaries, beautifully manicured lawns, and mature landscaped gardens creates a truly idyllic setting.

Internally, the home has been sympathetically enhanced throughout whilst retaining an abundance of original character including exposed beams, fireplaces and traditional detailing, all seamlessly combined with contemporary yet country finishes. The ground floor offers an impressive arrangement of reception space ideally suited to modern family living and entertaining. A substantial drawing room provides an elegant principal reception area, complemented by a formal dining room, comfortable living room and separate study. The kitchen/breakfast room forms the heart of the home, featuring bespoke cabinetry, integrated appliances and a pantry; of particular note is the access to a secluded rear terrace which is filled with pretty planting creating the ideal spot to overflow from the kitchen. To the other side of the property is a further terrace that runs the length of the property siding the river, a real feature of this fine home.

To the first and second floors are the five bedrooms, the principal bedroom being the showstopper with its sizable dressing room, en suite, and a balcony. There is a further en suite, along with the family bathroom. A further staircase from the ground floor leads to an annexe, equipped with kitchen/dining area, bedroom and bathroom.

Adjacent to the main house is the leisure complex, comprising a superb indoor swimming pool with vaulted timber ceiling, changing facilities, kitchen, shower room and adjoining entertaining space, creating a remarkable wellness and recreational environment all year round.

Outside

The gardens are a particular feature, offering expansive lawns, mature specimen trees, and pretty flowerbeds, all enhancing the tranquillity of the river that winds through them.

The gardens are romantic, with outdoor rooms throughout, and in total they measure more than 2 acres. In particular are the fruit and vegetable gardens that are well stocked and combine a traditional greenhouse. Vistas across neighbouring countryside can also be enjoyed from the grounds.





Location

The property is situated in a picturesque semi rural setting, with a Michelin British pub at the end of its lane, just to the north of Great Waltham, which offers a convenience store, a coffee shop and a primary school, whilst Little Waltham to the east has additional facilities including a medical surgery and pharmacy.

Chelmsford is within easy reach and provides a vibrant centre with historic architecture and comprehensive shopping options, along with the pedestrianised High Street. The city also offers a wealth of restaurants, cafés and bars, as well as excellent leisure and recreational facilities.

Commuters are catered for with regular rail services into London Liverpool Street, whilst road users have easy access to the A120 and A131, which link to the A12, A14 and the M25. Well-regarded schooling in the vicinity include the local primary school, along with Felsted School, New Hall School, St Cedd's and St Anne's Schools.

General

Local Authority: Chelmsford City Council

Services: Mains water and electricity. Oil fired central heating, Private drainage. We understand the drainage does comply with the regulations.

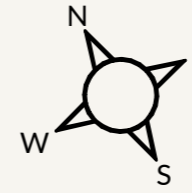
Council Tax: B and G

EPC Rating: E

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



The Mill House, Main Road, Howe Street, Essex
 Total Approx. Gross internal area 575 sq m (6,189 sq ft)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Chelmsford

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