



Crosswoods

Pleshey, Chelmsford, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning period family home with a self contained annexe and far-reaching views in a peaceful setting.

Crosswoods is a beautifully presented country home surrounded by open countryside views, with swimming pool and tennis court, all set in about 2 acres of delightful gardens and grounds, in a popular setting.



**4-5
RECEPTION
ROOMS**



**5-6
BEDROOMS**



**5-6
BATHROOMS**



**POOL HOUSE/
CARTLODGE**



**IN ABOUT 2.2
ACRES**



FREEHOLD



**RURAL/
VILLAGE**



3,770 SQ FT



**GUIDE PRICE
£1,850,000**

The property

Crosswoods is a fine example of a 15th Century Grade II listed character Hall House, renovated in recent times presented today as an outstanding family home. Historic Tudor origins are present throughout the house, with a later 20th Century south wing addition to the building. Exposed timber framing with rendered elevations, sits under a clay-tiled roof. Set in the semi-rural location and the outskirts of the popular village of Pleshey, the house is encompassed by far reaching countryside.

The accommodation is versatile, with several generous reception rooms flowing throughout the lower ground floor. This charming house features a welcoming reception hall with a beautiful redbrick inglenook fireplace and revealed studwork.

The sitting room, to the northeast wing of the house, forms part of the later addition and offers a comfortable space to relax. From the sitting room, an inner hallway leads to the family room, this includes a secondary staircase to the first floor. Beyond

this, a further reception room and dining room are available, all of which enjoy wonderful views over the landscaped grounds. The bespoke kitchen/breakfast room is of note, with exceptional handcrafted units, integrated appliances and a relaxed seating and dining area. A utility and two cloakrooms complete the ground floor.

The main staircase from the dining room rises to the first floor, with access to five bedrooms and three bathrooms. The principal bedroom benefits from an en suite bathroom, the guest bedroom is accessed via a secondary staircase and also benefits from an en suite bathroom. Bedroom three has its own private balcony and two further bedrooms have access to a luxury family bathroom, with all bedrooms taking advantage of the open countryside views.

A high specification external studio offers separate accommodation, complete with a bedroom, cloakroom, reception room and kitchenette facilities.



Outside

Crosswoods sits discreetly within its plot, behind mature hedging on approaching the house via the quiet country lane. The gravel carriage driveway offers ample parking, dual gated access and a double timber framed cart lodge. The meticulously designed gardens are planted with a wide variety of flowers and shrubs creating diverse range of colours throughout the seasons. The formal gardens are perfectly presented with manicured lawns bordered by well-ordered box hedging and combined with specimen trees. The heated swimming pool is surrounded by a terrace, with a few steps rise to an upper terrace, ideal for outdoor entertaining and dining. The studio is also located within this part of the garden, suitable for guest accommodation or a home office. To the southwestern side of the garden an all-weather tennis court is present, along with a rounded summerhouse.

Location

Positioned in a semi-rural setting, in the hamlet of Rolphy Green, a small hamlet located in the countryside and within a stone's throw of the village

of Pleshey. Pleshey is a historic village and civil parish in the Chelmsford district, in the county of Essex. It lies 6 miles north-west of Chelmsford. Nearby Great Waltham offers a convenience store and post office, along with a coffee shop and primary school, whilst Little Waltham has additional facilities including a medical surgery and pharmacy. Broomfield Hospital is also just under 5 miles from the village. Chelmsford is within easy reach and provides a vibrant centre with historic architecture and excellent shopping options. The city also offers a wealth of restaurants, cafés and bars, a superb leisure and recreational facilities. Chelmsford offers excellent grammar schools with both King Edward VI Grammar School and Chelmsford County High School for Girls. Private schooling is found within nearby proximity at both New Hall or Felsted. Commuters are catered with regular rail services into London Liverpool Street (average travel time 34 minutes). Just 12.5 miles West of the village are both London Stansted Airport and the M11 Motorway offering easy access to either London or Cambridge.



Distances

- Chelmsford 7.7 miles
- Felsted School 4.4 miles
- M11 Junction 8 13.2 miles

Nearby Stations

- Beaulieu Park 7.8 miles
- Bishops Stortford 14.7 miles
- Chelmsford 7.6 miles
- Sawbridgeworth 14 miles

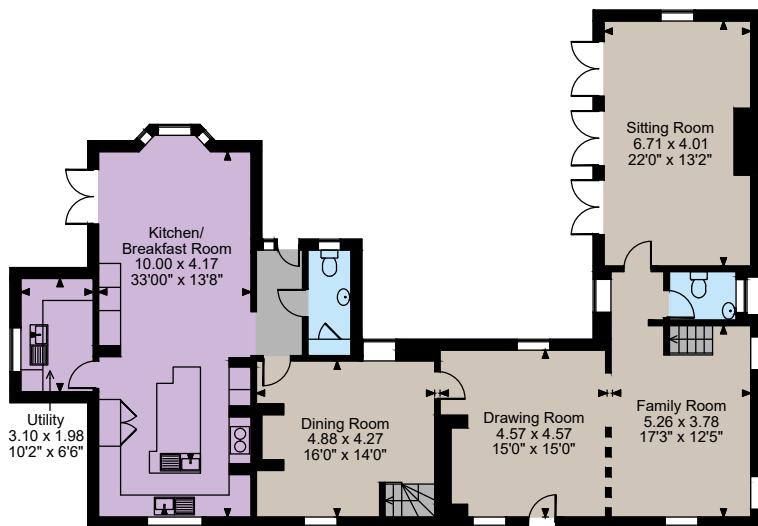
Key Locations

- Chelmsford City Centre
- London Stansted Airport
- Village of Great Waltham

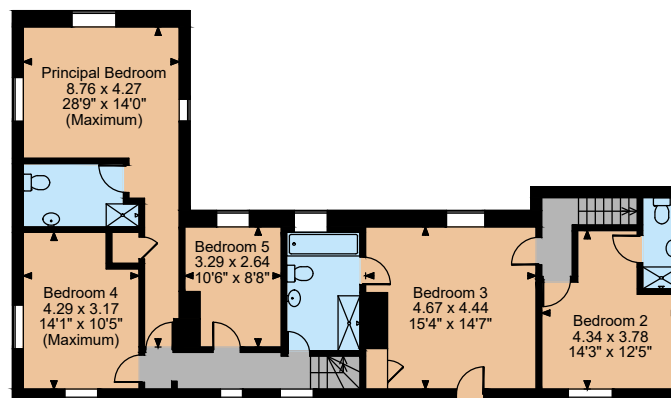
Nearby Schools

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

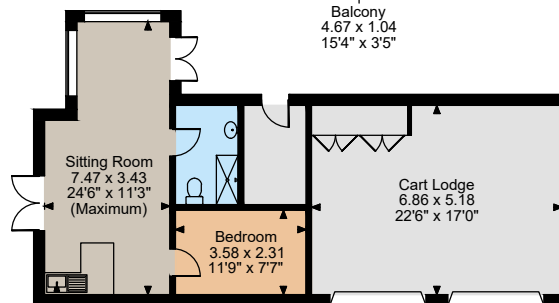




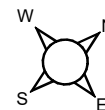
Ground Floor



First Floor



Pool House



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

Main House internal area 2,915 sq ft (271 sq m)
Pool House internal area 855 sq ft (79 sq m)
Balcony external area = 52 sq ft (5 sq m)
Total internal area 3,770 sq ft (350 sq m)
For identification purposes only.

Directions

CM3 1JQ

what3words: ///shoelaces.weeknight.riverbank - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains water and electricity. Private drainage (Klargester). Oil-fired central heating.

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

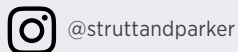
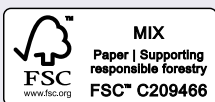
Council Tax: Band H

Chelmsford

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