



Burr Hall, Runwell Road, Runwell, Essex

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**STRUTT
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Burr Hall

Runwell Road,

Runwell,

Essex,

SS11 7PN

A handsome Grade II listed house with stylish accommodation occupying a plot of 9 acres

Wickford town centre 0.7 miles, Wickford mainline station 1.0 miles (36 minutes to London Liverpool Street), Chelmsford 9.0 miles, London Southend Airport 10.2 miles, M25 (Jct 29) 12.0 miles, Central London 38 miles

Reception hall | Drawing room | Family room
Study | Dining room | Kitchen | Utility | Principal bedroom with en suite bathroom | 3 Further bedrooms | 2 Shower rooms | Pool house
Garden | Natural pool | EPC rating D

About 9 acres

The property

Burr Hall is a fine Grade II listed medieval house that dates from the 13/14th century. It has been updated significantly to provide more than 3,000 sq. ft of beautifully presented accommodation arranged across two floors. There is timber framing and render infill outside, while inside there are exposed beams and several charming original details, combined with stylish modern décor and fittings.

The magnificent reception hall provides a stunning welcome, with its vaulted ceiling, flagstone flooring and exposed timbers. There is also a comfortable drawing room with wooden parquet flooring and beams to the ceiling and walls, while the study has ornate wood panelling and built-in storage. The light and airy family room is part of a modern extension and includes tiled flooring and a triple aspect with views across the garden. The family room connects to

the main house via the glass atrium dining room and the kitchen. The kitchen itself has modern shaker-style units in grey and a stainless steel range cooker.

There is one double bedroom on the ground floor as well as a shower room. Upstairs there are three further double bedrooms including the 22ft principal bedroom, which has a luxury en suite bathroom. In addition, the first floor has a family shower room.

Outside

At the front of the property, the garden has well-maintained lawns, border flowerbeds and a historic stone wall, while the entrance for vehicles opens onto a gravel driveway leading to a large parking area for several vehicles. At the rear, the formal landscaped garden includes paved terracing for al fresco dining, pristine lawns, grassy meadows and paved pathways. There is also a pond, a kidney-shaped natural lagoon swimming pool with its own timber deck, and a pool house with a pump room. Beyond the main garden there is a large grass field, which could be used as grazing pasture or for exercising horses.

Location

The property is set in a rural position on the edge of the bustling town of Wickford. The town provides a wide range of amenities including local shops, supermarkets and several cafés and restaurants. Wickford also offers a choice of schooling, including the outstanding-rated Hilltop Infant School and for secondary, the outstanding Beauchamps High School. The nearby towns of Basildon and Billericay provide further facilities, while Chelmsford and Southend are also within easy reach. The area is well connected, with the A130 and A127 nearby and the M25 just 12 miles away. Rail services are available from Wickford station (36 minutes to London Liverpool Street).





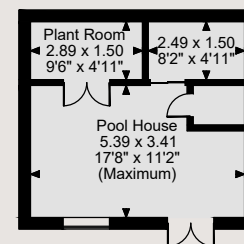
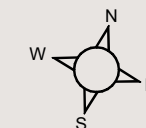
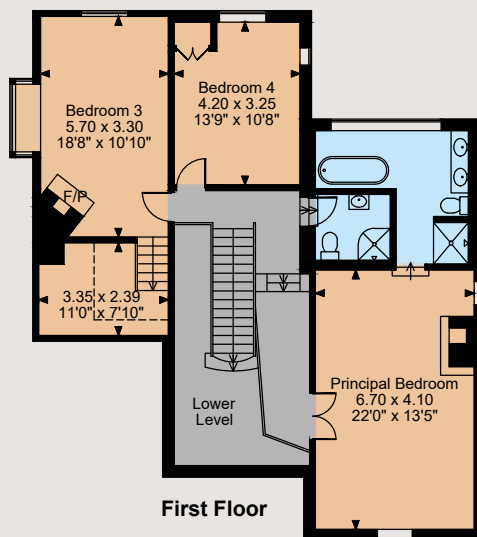
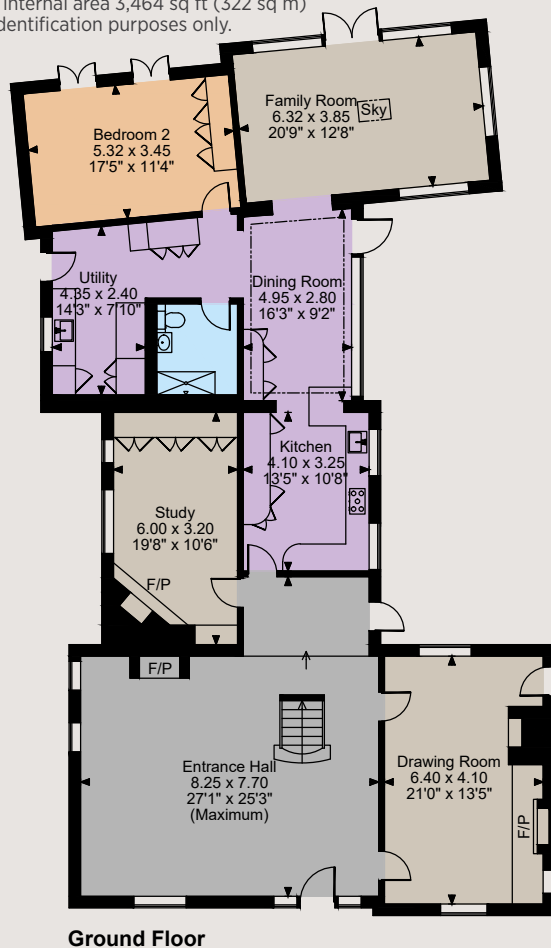
Floorplans

Main House internal area 3,163 sq ft (294 sq m)

Pool House internal area 301 sq ft (28 sq m)

Total internal area 3,464 sq ft (322 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

From Chelmsford, take the A1114/Essex Yeomanry Way towards great Baddow and the A12 and at the A12 roundabout, join the A130 towards Basildon and Southend. After 5.5 miles, exit the A130 and take the first exit at consecutive roundabouts onto the A132. At the next roundabout take the first exit onto Runwell Road and after 0.5 miles you will find the property on the right.

General

Local Authority: Chelmsford

Services: All mains services connected.

Council Tax: G

Tenure: Freehold

Guide Price: £1,300,000

Chelmsford

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