

Roxwell House
Roxwell CM1
Essex



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6,975 sq ft (648 sqm)

6 bedrooms | 5 reception rooms | 3 bathrooms

Heated swimming pool | Tennis court | Gym | Bar | Detached coach house

Stables | Double garage | Open country views

About 2.1 acres

Guide price £1,750,000



A six-bedroom country house set in around 2.1 acres, with heated swimming pool, tennis court, gym, bar, stables, two-storey coach house and landscaped grounds, just four miles from Chelmsford.

The Property

Roxwell House is a home where history, lifestyle, community and modern living come together - a rare opportunity to acquire a large period country home, elegantly modernised with excellent access to Chelmsford, London and highly regarded schooling.

This Grade II listed house is approached through electric gates along a sweeping gravel driveway, and looks out over open countryside and neighbouring paddocks. Mature trees, part-walled gardens and sweeping lawns give an immediate sense of arrival, privacy and quiet.

The house has a particular story. For much of the 19th century it was Roxwell Academy, a boarding school for young gentlemen. Centuries of character have been preserved while introducing the comforts expected of contemporary family life. Exposed oak timbers, original brick fireplaces, period joinery and historic architectural detail run throughout, in a house that feels substantial, elegant and welcoming rather than formal.

Internally, the heart of the home is the bespoke kitchen, with granite worktops and generous preparation and storage space, adjoining the breakfast room and a substantial pantry and utility room. Together these form an exceptionally practical hub for family life and entertaining. Its period counterpart is the large sitting room, centred on a magnificent inglenook fireplace housing a wood-burning masonry 'eco-stove', with exposed original beams and timbers. Adjoining it is a charming bar and music area with piano. One door leads to a substantial study overlooking the rear walled garden. A second door from the sitting room leads to a generous dining room with an open fireplace, flowing into a further large family room with television and seating area. Beyond lies a second study overlooking the front garden and pond through French doors — a particularly attractive sequence of rooms for entertaining or for family life running at several speeds at once. A shower room and WC, separate boot room and porch complete the floor.

To the first floor are six double bedrooms, including an impressive principal suite with walk-through dressing area and en-suite bathroom; 3 further double bedrooms have walk-in wardrobes. The family bathroom features a freestanding copper bath, a large walk-in rain shower and twin stone basins. There is also a large games room or second sitting room on the first floor. Throughout the upper floors the period character and generous proportions established below continue, with exposed timbers and sash windows.





Outside

The grounds have been arranged to suit different seasons and interests, combining formal and informal areas with an unusually strong range of leisure and ancillary facilities.

- Sweeping carriage driveway with extensive private parking
- Heated outdoor swimming pool
- Floodlit tennis court which can also be used for football, netball or basketball
- Detached private gym
- Large landscaped pond with waterfall and fountain
- Bistro terrace overlooking the pond, and a separate firepit entertaining area
- Two-storey coach house, previously granted planning permission for conversion to ancillary accommodation, offering scope to reinstate subject to the necessary consents
- Double garage
- Stable block with three stables
- Separate paddock and small woodland area
- Kitchen garden and greenhouse
- Part-walled gardens, mature planting and open country views

Location

Roxwell is among Essex's most attractive villages, with a community-owned public house, a welcoming church and church café, an active village hall and a genuine sense of community. Equestrian facilities, bridleways, Writtle and the surrounding countryside complete an exceptional rural setting.

The property is well placed for Chelmsford and the area's highly regarded schools, including Chelmsford County High School for Girls, King Edward VI Grammar School and the Anglo European School. Roxwell Church of England Primary School, in the village, provides a recognised feeder route to the Anglo European School at Ingatestone — an attractive alternative to the selective grammar route.

Chelmsford station is approximately a twelve-minute drive and Ingatestone approximately eighteen, both with direct train services to London Liverpool Street.

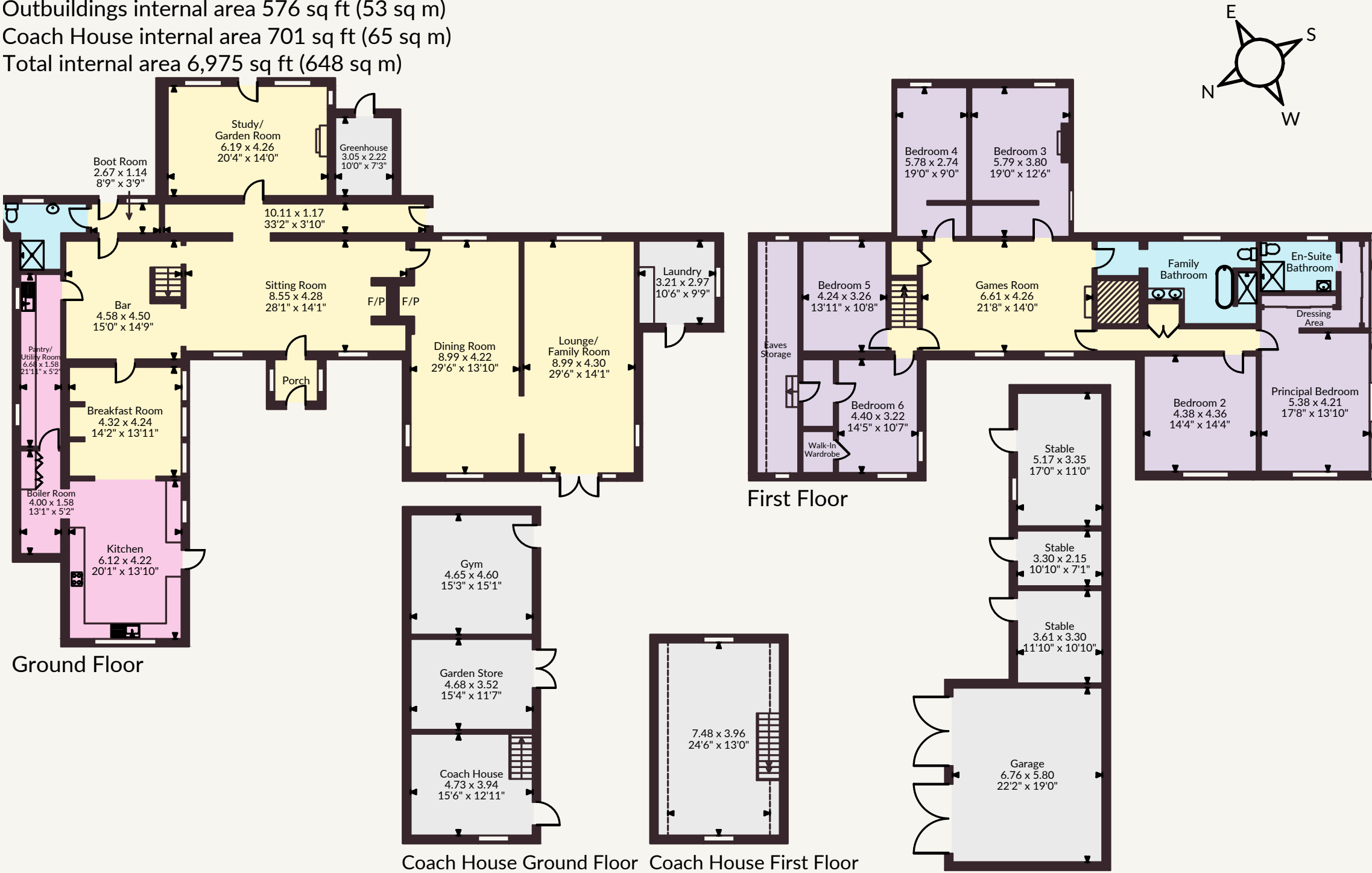


Roxwell House Skreens Park Road, Roxwell
Main House internal area 5,039 sq ft (468 sq m)
Gym internal area 237 sq ft (22 sq m)
Garage internal area 422 sq ft (39 sq m)
Outbuildings internal area 576 sq ft (53 sq m)
Coach House internal area 701 sq ft (65 sq m)
Total internal area 6,975 sq ft (648 sq m)

Strutt & Parker Chelmsford
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General
Local Authority: Chelmsford City Council
Services: Mains electricity and water. Oil-fired central heating.
Private drainage which our clients have confirmed is compliant.
Council Tax: Band G
EPC Rating: E

Mobile Phone Coverage/broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/>



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