



Luards Farm,  
Ulting Lane, Langford, Maldon, Essex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A charming country house with beautiful gardens extending to over 4 acres, positioned in a delightful secluded spot.

Nestled in a picturesque semi-rural setting, this charming four bedroom family home, combines character with contemporary living, with a range of traditional outbuildings, swimming pool and tennis court.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**OUTBUILDINGS  
POOL  
TENNIS COURT**



**4.1 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**5,855 SQ FT**



**OFFERS OVER  
£1,500,000**



### The property

Believed to date from the 17th century and surprisingly not listed, Luards Farm is constructed of timber frame with a newly finished cream rendered façade giving the property a feeling of original charm with a modern finish. Completed with new windows and doors to much of the property, the accommodation radiates a light and airy feel with many cosy aspects from internal exposed beams and original fireplaces, giving you the best of both worlds.

Internally, a welcoming entrance hall with access to the cellar, opens to the ground floor accommodation. There are four reception rooms that include a study and a family room, along with a spacious sitting room and dining room that are open plan with beamed dividers and of particular note are the bay style windows and doors that open out to the south facing gardens. The kitchen/breakfast room is certainly the hub of this fine home, also with doors leading onto the rear gardens, and access through to the dining room,

hall way, and to a boot room with utility. The kitchen has a modern feel and offers plenty of natural light with double aspect views and most notable is the substantial island with built in hob and storage. A cloakroom and shower room finish the ground floor.

To the first floor are four bedrooms and a family bathroom. The principal bedroom is a sizable space with built in storage, a dressing room, and an en-suite bathroom with separate shower. Many other bedrooms have built in storage and all of the bedrooms enjoy beautiful views over the gardens and countryside beyond.













## Outside

Hidden away within its mature plot, the property is approached by a long tree-lined drive through an electric five bar wooden gate that then curves round to a turning circle in front of the house. Sprawling lawns and feature specimen trees fill the space to the front aspect, along with parking for a number of vehicles. Opposite the property, are a wide range of traditional weather boarded outbuildings comprising a workshop, an open seven-bay cart lodge, former stables, hay barn and garaging. Subject to the necessary consents these buildings could have potential for conversion for a multitude of purposes.

The formal gardens surround the property, again with sprawling well manicured lawns interspersed by mature hedging and trees, giving a great amount of seclusion and privacy, and most notable is the south facing Yorkstone rear terrace that stretches across the full length of the house, making the ideal spot for outdoor entertaining. Further in the plot, is the swimming pool with a paved surround, set behind a

high evergreen hedge on one side and well-stocked herbaceous borders on the other, whilst the tennis court lies to the west of the plot, sheltered by mature borders. Surrounding the formal gardens, is the fenced paddocks with a field shelter and gated access direct onto the road making this the ideal spot for grazing or as a wildflower meadow.



## Distances

- Hatfield Peverel 2.5 miles
- Maldon 4 miles
- Chelmsford 9.7 miles
- London Stansted Airport 23.4 miles

## Nearby Stations

- Hatfield Peverel 2.5 miles
- Witham 5.5 miles
- Chelmsford 9.7 miles

## Key Locations

- Maldon Promenade
- Maldon Gold Club
- The Museum of Power

## Nearby Schools

- New Hall School
- Hatfield Peverel Primary School
- St Francis Primary School





## Location

Luards Farm offers the best of both worlds; hidden away within its own secluded plot in a semi-rural position amidst villages with local amenities, yet the property is well situated for commuting, with both the A12 and mainline railway stations only a few miles away.

Located along a country lane between the hamlet of Ulting and the village of Langford to the north-west of Maldon, there are a number of every day amenities available in many of the surrounding villages, from nurseries with coffee shops, farm shops for groceries, pubs, eateries and schools.

Maldon provides the main shopping and leisure facilities including a Marks and Spencer, two other major supermarkets, a wide range of shops including a butchers, fish mongers and greengrocers, several boutiques and a number of restaurants; not to mention the waterfront and promenade.

To the west Chelmsford and to the north Colchester offering a further range of shopping and educational facilities including a variety of excellent state and private schooling. For the commuter there are regular train services at Hatfield Peverel, Witham and Chelmsford.

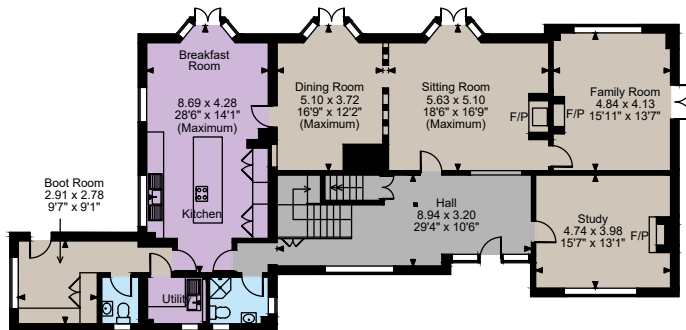
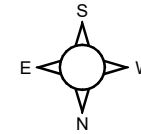
The property is well placed for those that enjoy country and waterside walks and cycle routes, particularly with Beeleigh Waters and the River Blackwater under a mile away.



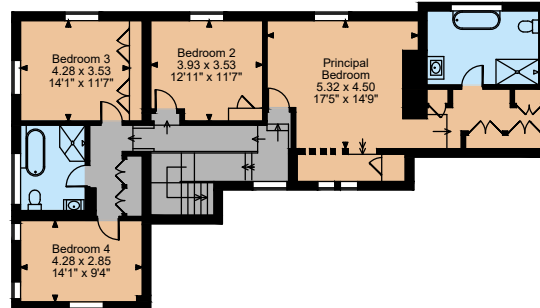




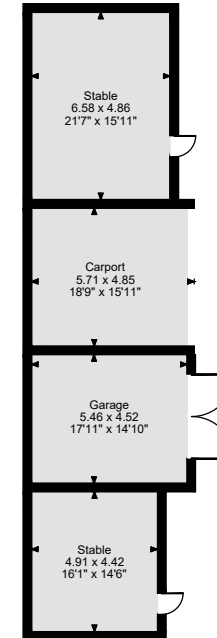
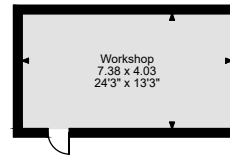
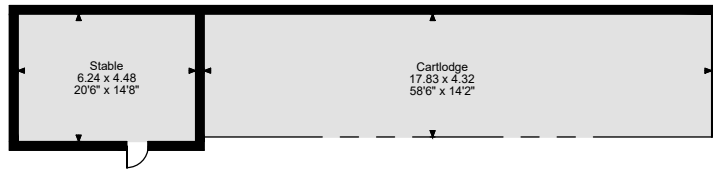
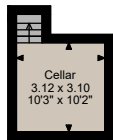




Ground Floor



First Floor



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

House internal area 3,215 sq ft (299 sq m)  
Outbuildings internal area 2,640 sq ft (245 sq m)  
Total internal area 5,855 sq ft (544 sq m)  
For identification purposes only.

## Directions

CM9 6QB

**what3words:** ///tides.belt.happy - brings you to the driveway

## General

**Local Authority:** Maldon District Council

**Services:** Mains electricity and water. Private drainage, we understand this does comply with relevant regulations. Oil fired central heating.

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

**Council Tax:** Band G

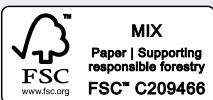
**EPC Rating:** D

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

chelmsford@struttandparker.com  
struttandparker.com



@struttandparker

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