

ASHTON WHITE
Leading the way home

The Manor House Roxwell RoadWrittle, Chelmsford CM1 3RY

£800,000

4 3 3 E

The Manor House Roxwell Road
Writtle, Chelmsford

An imposing four bedroom wing of an impressive manor house of principally Georgian and Victorian proportions, believed to have been built for the brother of Lord Petre in the 1800's. The property was sympathetically converted around 20 years ago, to provide four outstanding dwellings; number 3 forming the front south wing, is arguably the finest with beautifully presented living accommodation spread over three floors, including four double bedrooms, impressive reception rooms and oak framed double garaging with storage area above. The property enjoys an enviable 'edge of village' location with outstanding south facing views across the surrounding countryside.

The current owners have meticulously renovated and extended the house during their 20 years in residence, which now provides over 2,500 sq ft of living space, which retains many of the original period features including; tall ceilings, open fireplaces, deep skirting boards and cornicing and window shutters.

The property stands within beautiful mature communal grounds extending to over an acre with a sweeping gravel driveway leading round to the property with private parking for 2 cars in addition to the double garage and adjoining wood store. To the rear is a private secluded courtyard garden, paved with traditional flagstones and raised garden sleeper beds with mature yew hedging; a lovely place to entertain during the summer months.

Writtle village is just 1 mile distant, and Chelmsford City Centre and train station is within 2.5 miles. There are a selection of well-regarded schools within the local area including; King Edward Grammar School, Chelmsford County High School, New Hall and Felsted School.

























STUDY/ RECEPTION HALL
13'11 x 5'11 (4.24m x 1.80m)

RECEPTION ONE
23'8 x 20'4 (7.21m x 6.20m)

UTILITY ROOM
7'3 x 6'4 (2.21m x 1.93m)

KITCHEN/BREAKFAST ROOM
21'11 x 15'11 (6.68m x 4.85m)

RECEPTION TWO
15'11 x 15'6 (4.85m x 4.72m)

CLOAKROOM/W.C.

BEDROOM ONE
18'8 x 15'11 (5.69m x 4.85m)

BEDROOM TWO
18'3 x 9'11 (5.56m x 3.02m)

BEDROOM THREE
18'9 x 16' (5.72m x 4.88m)

BEDROOM FOUR
16'2 x 10' (4.93m x 3.05m)

LUXURY SHOWER ROOM

BATHROOM

DOUBLE GARAGE
19' x 15'10 (5.79m x 4.83m)

PRIVATE COURTYARD GARDEN

ALLOCATED PARKING AREA

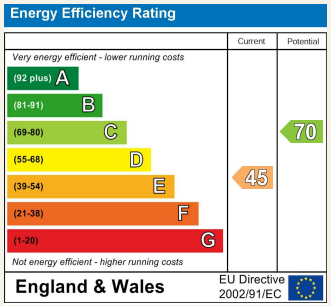
Manor House, Roxwell Road Writtle, Chelmsford, Essex
Approximate Gross Internal Area
242 Sq M/2596 Sq Ft



Ground Floor First Floor Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.

140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk