



Blue Mills, Blue Mill Lane, Woodham Walter, Essex

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**STRUTT  
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BNP PARIBAS GROUP 

# Blue Mills Blue Mill Lane, Woodham Walter, Essex, CM9 6LS

Charming former Mill House in an outstanding location

Maldon 2.4 miles, Danbury 3.2 miles, Hatfield Peverel Station 3.9 miles, A12 J20A 4.6 miles, Chelmsford Station 8.6 miles

Entrance hall | Living room | Kitchen/breakfast room | Dining room | Utility room | Sitting room | Study | Second reception room | Cloakroom | Principal bedroom with dressing room and ensuite bathroom | Five further bedrooms | Two further bathrooms

Garaging & Workshop | Paddock

In all 8.6 acres

## The property

Blue Mills consists of a classical Georgian Grade II listed red brick house with an attached Mill, documentary evidence dates the Mill from around 1729, standing in landscaped gardens and grounds of about 8.6 acres. The attractive double fronted house is constructed of mellow red brick whilst the Mill provides a timber frame and weather-boarded elevations set beneath a tiled roof. Now a single family residence, the building was extensively restored and extended from the 1970s to 1990s.

This Grade II listed home offers comfortable family accommodation extended over four floors and offers up to six bedrooms. A substantial lower ground floor houses a spacious kitchen/breakfast room with access to a rear terrace, two further reception rooms and a utility room.

The upper ground floor enjoys three further reception rooms, a family bathroom, two bedrooms (one with en suite facilities) and a dressing room. Four further bedrooms and a bathroom are configured over the remaining two levels. The house has been in the same family ownership for many years and has extensive recent external works undertaken and is being sold with no onward chain.

## Outside

Set back some distance from the road Blue Mills is approached via a long drive with grassland either side. Within the grounds, which extend to approximately 8.6 acres, is a 5 acre paddock with gated access onto Blue Mill Lane. The mature gardens consist of extensive lawns, a wonderful selection of established trees and terracing which wrap around the property. Within the grounds there is a substantial garage and a workshop, providing parking facilities for several vehicles which offers further possibilities to this to this charming country house.

## Location

Blue Mills occupies an idyllic setting on the edge of the delightful village of Woodham Walter, a very pretty village lying north east of the village of Danbury and only 2.4 miles close to the historic town of Maldon. The village has two public houses; The Bell and The Cats, a Church of England Primary School, two golf clubs, The Warren and Bunsay Down, and St Michael the Archangel Church which dates back to 1563 and is believed to be the first purpose-built Church of England Church in England after the Elizabethan Settlement. The city of Chelmsford is only 8.6 miles to the West and has an excellent choice of amenities including shops, restaurants and entertainment facilities. Local schools include three superb private preparatory schools, two outstanding grammar schools, the well known independent New Hall School. Chelmsford Station provides direct services to London Liverpool Street (45 minutes). The A12 is easily accessible, providing access towards the M25 and London.







Approximate Gross Internal Area  
 Main House 4415 sq ft (410 sq m)  
 Out Buildings 1565 sq ft (145 sq m)  
 Total 5980 sq ft (555 sq m)

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## Directions

From Chelmsford proceed east towards Danbury and pass through Danbury village. Turn left at Runsell Green towards Woodham Walter. Pass The Warren Golf Club and continue into the village. Drive the length of the village and take the right turn into Blue Mill Lane. The house will be seen shortly, at the head of a long private drive on the left hand side.

## General

**Local Authority:** Maldon District Council 0162 854477; Essex County Council 0845 7430430

**Services:** Mains water & electricity. Oil-fired heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** H

**Tenure:** Freehold

**Guide Price:** £1,995,000

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

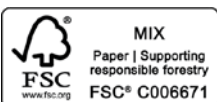
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