



# The Orangery

Felix Hall | Kelvedon | CO5 9DG



BNP PARIBAS GROUP

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An impressive Grade II listed  
country home in an idyllic setting

Reception hall · Dining hall · Drawing room · Sun room  
Kitchen · Utility room · Cloakroom

Principal bedroom suite with walk in wardrobe and en  
suite bathroom · Five further en suite bedrooms

Swimming pool · Tennis court · Two bedroom self-contained  
annexe · Further two bedroom self-contained apartment  
above quadruple garage · Home office / gymnasium

**Approximately 3.4 acres**

**Gross Internal Area: 6,893 sq ft**

**Guide Price £2,750,000**

A fine Georgian family home in an ideal location, with  
countryside on your doorstep yet only a short distance  
from a mainline railway connection to London.



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## The Property

Built in 1720, The Orangery is an impressive Grade II listed property, originally constructed as a greenhouse to provide exotic produce for the Felix Hall estate and boasts Georgian features throughout and offers flexible accommodation arranged over two floors.

The property is accessed via a vaulted reception hall with lantern roof, leading into the impressive formal dining room, with beautiful French oak flooring, inset wood burning stove, sash windows and French doors opening onto the rear south facing terrace. From the dining room a door leads into the drawing room with its high ceilings, hand moulded plaster covings, three sets of floor to ceiling French doors which open onto a secluded south facing rear terrace; of note is the handmade floor to ceiling mahogany library wall with sliding ladder. This is a fine elegant well-proportioned room. A recessed doorway gives access to the cellar.







The kitchen is fitted with a range of bespoke hand painted high and low-level units, polished granite work surfaces, double butler sink and oil-fired Aga with electric hob and ovens.

Off the kitchen, is the open plan family room, which is set up for informal dining, snug and sitting room with five glazed doors opening onto the south facing Indian sandstone terrace with views over the gardens and pool. This light and airy room makes the perfect spot for the whole family to enjoy in a relaxed environment.

The boot/utility room with space for dish washer, washing machine and two built in electric ovens is accessed off the kitchen where the downstairs cloakroom completes the ground floor accommodation.



To the first floor there are six en suite bedrooms, one of which is the impressive principal bedroom, enjoying views over the gardens, with walk-in wardrobe, bespoke fitted wardrobes, en suite with marble tiling, bath and separate double length shower.

From the landing of the main house, the west wing extension offers a stunning link, with sliding glazed doors leading out to a balcony overlooking the rear gardens, benefitting from walk-in eves storage; an ideal spot for a first-floor snug.

This sympathetic extension gives access to three of the en suite double bedrooms.







## The Annexe

The new west wing extension incorporates separate ground floor, self-contained accommodation with its own front door. The Annexe could provide independent living accommodation for relatives/guests or be used to generate an income. The Annexe comprises two bedrooms with en suite cloakroom to the principal, along with a family shower room. There is also a modern open plan kitchen, living/dining area.

## Outside

The sweeping gravel driveway leads up to the house past the rose garden, established flower beds and adjoining annexe to a four-bay garage/workshop with self-contained two bedroom flat over, offering additional spacious accommodation.

Full height solid wood double gates to the side of the garage, provide access to the south facing gardens, swimming pool and terrace. Indian sandstone paving surrounds the pool with an oak pergola to one side creating further entertaining space, a pool house with changing room, shower and WC.



The Annexe



The Garden Flat







The south facing enclosed gardens are mainly laid to lawn, with a variety of mature trees, formal flower beds and well-established hedges.

At the end of the garden is a detached gymnasium/home office with cloakroom, kitchen and adjoining storage barns, offering an additional 1,500 sq ft of accommodation; located to the western boundary of the property, giving good separation from the main house.

Further in the gardens is the orchard, with grass cut pathways leading through to Lord Western's seat, an historic feature from the Felix Hall estate, and the hard surface tennis court beyond. In addition is a well-tended vegetable garden with fruit cage and large greenhouse.

## Location

Occupying a discreet position at the end of a long private drive set in a mature plot within the Felix Hall estate, amidst open countryside on the outskirts of the village of Kelvedon. The immediate area surrounding The Orangery provides miles of open countryside offering a broad range of leisure pursuits and a network of footpaths, delightful countryside and river walks.

There is easy accessibility to London from the nearby station at Kelvedon, and there are access points on to the A12 at Kelvedon and the A120, a dual carriageway from Braintree to the M11. Stansted Airport, with its increasing range of national and international destinations, is within easy reach (approximately 22 miles).

The property is well placed for excellent educational facilities, both private and state, with primary and secondary education and grammar schools in Chelmsford and Colchester, as well as Gosfield, New Hall and Felsted.

## Services

Oil fired central heating, modern klargester private drainage, high speed fiber optic broadband, mains water and electricity.



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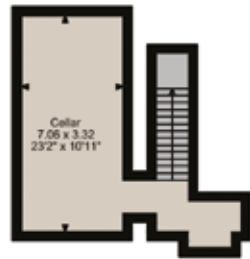
Approx. Internal Area: Main House = 4,841 sq ft / 450 sq m

Quadruple Garage = 1,224 sq ft / 113 sq m

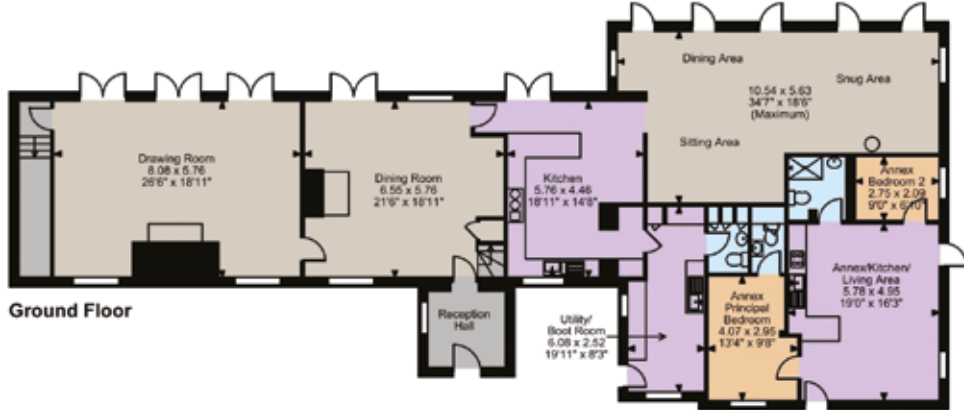
Office/Storage Complex = 2,067 sq ft / 192 sq m

Total = 8,132 sq ft / 755 sq m

For identification only - Not to scale

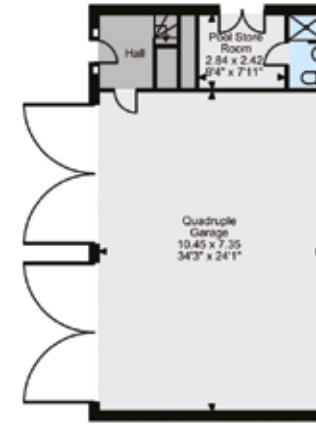


**Basement**

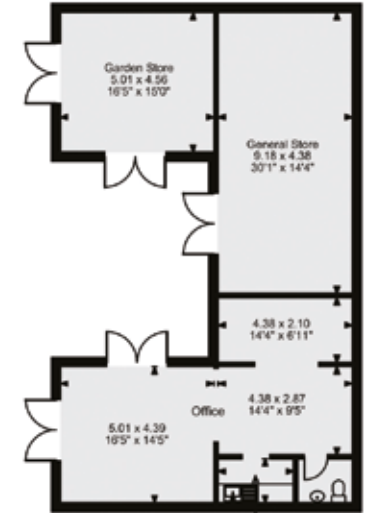


**Ground Floor**

**Annexe**



**Ground Floor**



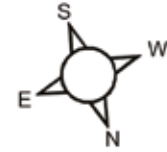
**Office/  
Storage Complex**



**First Floor**



**First Floor**



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