



New Hall Farm, Horseman Side, Brentwood, Essex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

New Hall Farm Horseman Side, Brentwood, Essex, CM14 5ST

An elegant double fronted Georgian Grade II Listed house surrounded by beautiful open countryside

Navestock 1.5 miles, Brentwood 4.4 miles, Shenfield Station & Elizabeth Line 6.6 miles, M25 (Jct. 28) 4.5 miles, A12 (Jct. 12) 6.8 miles, M11 (Jct. 5) 9.3 miles, central London 27.6 miles

Period portico | Reception hall | Drawing room
Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cellar | Cloakroom
4 Bedrooms, 1 en suite | Family bathroom

Garden | Double garage | Summer house
2 Stables | Shed | EPC Rating D

About 1.15 acres

The property

New Hall Farm is a stunning Grade II Listed property dating from circa 1820. Arranged predominantly over two floors the house offers more than 2,500 sq. ft of light and airy living accommodation. The house boasts many original features, including sash windows with some original shuttering, window shuttering replacement is in keeping with period, high ceilings and feature fireplaces.

Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with cloakroom. It comprises a drawing room with a feature fireplace and French doors to the terrace, front aspect sitting and dining rooms, the former with a feature fireplace. The substantial bespoke Mark Wilkinson kitchen/breakfast room offers a range of modern integrated Miele/Fisher & Paykal appliances, wine rack and a door to the terrace. The property also benefits from a cellar, suitable for a variety of uses.

On the first floor the property offers a principal bedroom with built-in storage and en suite shower room, three further bedrooms with built-in storage, and a fully tiled family bathroom.

Outside

Having plenty of kerb appeal, the property is approached through a gate over a gravelled driveway and block-paved side courtyard giving access to the double garage, with boarded loft access. A detached well equipped utility room offers additional facilities and space. The garden is laid mainly to level lawn bordered by mature shrubs and interspersed with specimen trees and features numerous seating areas, an enclosed garden with summer house and paved terrace, stabling with two loose boxes and hardstanding, a shed, greenhouse and paved Indian sandstone terrace with gazebo-covered dining area, with water feature, is ideal for entertaining and al fresco dining. The house enjoys lovely views over surrounding countryside to the north, south and west.

Location

New Hall Farm lies within the convenient rural community of Navestock, its villages and settlements between them offering a range of day-to-day amenities. Nearby Brentwood offers more comprehensive shopping, service, leisure, sporting and educational facilities. The property sits just outside the M25 orbital motorway and also enjoys easy access to the A12 and M11, linking to the national motorway network, Shenfield station offers regular services to central London in around 24 minutes and access to the Elizabeth Line. London Stansted Airport provides a wide range of domestic and international flights. The area offers a good selection of state primary and secondary schooling including St. Peter's CofE VA Primary School, Ardsleigh Green Junior School South Weald and Redden Court School (all rated Outstanding by Ofsted) together with a wide range of independent schools including Immanuel, Brentwood and Gidea Park Prep.





Floorplans
 Main House internal area 2,537 sq ft (236 sq m)
 Garage internal area 420 sq ft (39 sq m)
 Outbuilding internal area 658 sq ft (61 sq m)
 Total internal area 3,615 sq ft (336 sq m)
 For identification purposes only.



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

From Strutt & Parker's Chelmsford office head to Parkway (A1060), turn left onto Rainsford Lane (A1016) and after 1.4 miles at the roundabout take the 2nd exit onto London Road (A1114). At the roundabout take the 3rd exit onto Greenbury Way (A414), after 6.4 miles turn left onto Rookery Road then merge onto Nine Ashes Road. After 1.6 miles bear left onto Ongar Road, turn right onto Blackmore Road and after 1.6 miles turn left onto Ongar Road (A128). Bear right onto Crown Road, turn left onto Navestock Side then turn right onto Princes Road. Bear left onto Tan House Lane, after 0.8 miles continue onto Horseman Side and after 0.6 miles the property can be found on the right

General

Local Authority: Brentwood Borough Council
Services: All mains services connected. Gas central heating. Private drainage, we understand this does comply with the relevant regulations.

Council Tax: Band H
Tenure: Freehold
Asking Price: £1,650,000

Chelmsford

Coval Hall, Rainsford Road, Chelmsford, CM1 2QF

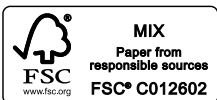
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