



Goat House Lane, Chelmsford CM3 6QY
Guide price £1,300,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

OPEN HOUSE BY APPOINTMENT ONLY
SATURDAY 07TH SEPTEMBER 10AM -12PM.

Badgers Hall is located in the rural village of Hazeleigh, about 1.5 miles from Purleigh (well known for its vineyard and fine wines), three miles south-west of Maldon and nine miles east of Chelmsford. The property offers new owners a peaceful haven at which to enjoy living alongside nature and wildlife. The house sits in four acres of beautiful landscaped gardens, woodland and rewilded land. Beyond its boundaries, Badgers Hall fronts some of the most idyllic Essex countryside. Views of the gardens and beyond, from inside the house, are simply stunning.

The original wing of this four-bedroom detached house is period. A sympathetic extension was added early in the 1970's.

The ground floor has two front entrance porches, kitchen, breakfast room, utility room and scullery, dining room, sitting room (or snug), lounge, a further reception room and shower room. A side entrance/hallway leads to another kitchen which has been created, with the huge conservatory, for entertaining.

Upstairs, in the original wing, there are two bedrooms at first floor, accessed by a steep staircase at the front. These bedrooms also connect to the first floor landing of the extension wing. This landing has doors to two further bedrooms and a bathroom. A second staircase leads back down to the inner hallway.

It is presumed that a new owner will want to refresh the kitchens, bathrooms and bedrooms. The property offers the opportunity to configure the existing rooms to your requirements along with the potential to further extend, subject to planning consent.

Externally the house has the most idyllic landscaped gardens, wild and woodland areas and several outbuildings. We invite you to pay particular attention to the aerial photographs to appreciate the plot, gardens and situation.

The accommodation comprises

Ground Floor

Two Entrance porches

Scullery

2.16m x 1.93m (7'1 x 6'4)

Breakfast room

2.92m x 2.01m (9'7 x 6'7)

- Fitted table and pew-style seating either side. East facing window catches morning sun.

Utility room

1.98m x 1.68m (6'6 x 5'6)

Dining room

4.50m x 3.76m (14'9 x 12'4)

- Cosy open fireplace and cast iron multifuel burner.
- Exposed ceiling beams west facing window overlooking the formal garden.
- Bespoke double bifold doors of oak.

Sitting room (or snug)

5.28m x 4.01m (17'4 x 13'2)

- Open fireplace.
- Exposed ceiling beams
- Windows facing to the front and to the west. Window seat.
- Door to alternative entrance porch.

Lounge

4.50m x 3.76m (14'9 x 12'4)

- Large window looking over the formal gardens, with amazing sunset views.

Reception room (garage conversion)

6.12m x 2.51m (20'1 x 8'3)

- Windows on three sides.
- This room was created from a single-skin outbuilding. A view maybe taken as to whether this space is retained or removed.

Kitchen

3.86m x 2.82m (12'8 x 9'3)

Inner hallway

Ground floor shower room

Kitchen two

3.51m x 2.54m (11'6 x 8'4)

Conservatory

8.08m x 3.89m (26'6 x 12'9)

- South facing, with views over the rear gardens.

First floor

Landing

Bedroom

4.98m x 3.71m (16'4 x 12'2)

- Extensive bespoke fitted wardrobes.
- Windows on three sides looking over the gardens and open countryside beyond.

Bedroom

2.97m x 1.88m (9'9 x 6'2)

Bathroom

Bedroom

4.27m x 3.81m (14 x 12'6)

- Ceiling part vaulted.
- Windows facing west over formal gardens.

Bedroom

4.42m x 3.84m (14'6 x 12'7)

- Ceiling part vaulted.
- Windows facing to the front and to the west.
- Staircase to scullery.

Gardens/plot

The formal gardens immediately to the west of the house have been beautifully curated with an array of established plants, shrubs, trees, flowers and neatly tended lawn. The gardeners have been retained to keep these looking their best. The gardens continue further to the west side via steps down to another zone, with borders and paths then leading south to the rear gardens.

At the back there is a patio beside the conservatory, leading to a large lawn and grass area with established trees and shrubs.

At a distance from the house is an imaginatively-designed pavilion (or enclosed gazebo) with elevated views over the southern plot. It has been constructed with a storage room below. Steps lead to a superb elevated outdoor seating area overlooking an inset pond. More steps to the far side lead back down towards far woodlands. The gazebo is a fabulous place to just sit, relax and enjoy the gardens. It has a power supply and lighting.

Behind the house, on the left (or east) flank, the line of the driveway extends as a grassy lane leading to the rear of the grounds. Beside this lane there is a

second, substantial outbuilding which was built as workshops and stores. It is a timber structure with concrete floor, and it is supplied with power, light and water. A seating area beside it is protected by the canopy of the workshops and overlooks a further ornamental pond.

As well as the double cart lodge garage off the driveway, there is another double garage, made of concrete, in the north-west corner of the land. This, though, is in a state of disrepair.

The remaining plot is a mixture of grass, woodland and areas left to nature.

Approach, driveway and cart lodge

To the front, the driveway entrance has feature walls and brick pillars ready for gates. The long driveway is surfaced with pavements, bordered by granite kerbs and protected from east winds by the boundary wall. A detached double cart lodge garage is located on a T branch of the driveway.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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