Whirledge & Nott

Land • Property • Development

Detached: Ford End, Chelmsford

Guide Price £770,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

A recently extended, four bedroom, detached home furnished to a modern finish. Set within the heart of the Essex countryside in an accessible location in close proximity to Chelmsford & Dunmow.

Extending to approximately 1.06 Ha (2.61 Ac).

The property is subject to an agricultural occupancy condition. Please read the explanatory note attached.

DETAILS

LOCATION

Limetrees is situated outside the village of Ford End, adjacent to Main Road, providing easy access to the A120 and A12, the property is surrounded by open farmland. The property is located approximately8 miles from Dunmow and 6 miles from the City of Chelmsford, offering a varierty of Schools, shopping and leisure facilites as well as a Main Line train service to London Liverpool Street within 30 minutes.

ACCESSIBILITY

The property is accessed via a private gravel driveway connecting to Main

RICS®

Road. There is a second additional access which is shared with the neighbour.

THE PROPERTY

Ground Floor

- Hallway: Carpet flooring, wooden front door, under stairs storage, stairs to the first floor.
- Study: UPVC D/G window to the front, carpet flooring, woodburning stove with brick hearth.
- Kitchen/Dining Room: UPVC D/G window, wood effect tiled fllor, fitted wooden units with wooden work surface over, ceramic butler sink, rangemaster oven with extractor hood over, woodburner with brick hearth, part tiled walls, built-in storage cupboard and open plan opening to the living room.
- Living Room: 4 x UPVC D/G windows, UPVC D/G french doors to the garden, brick built fireplace with timber surround, carpet flooring.
- Utility Room: UPVC D/G door & window, tiled floor, fitted wooden units with wooden worktop over, ceramic butler sink, washing machine connection.
- Wet Room: Tiled floor and walls, sink, toilet, wet room shower.

First Floor

- Master Bedroom - 3 x UPVC D/G windows, carpet flooring and fitted wardrobes.
- En-suite - UPVC D/G window to rear, tiled floor and walls, sink and toilet, walk-in shower cubicle.
- Bedroom 2 - UPVC D/G window to the front, carpet flooring.
- Bedroom 3 - UPVC D/G window, carpet flooring.
- Bedroom 4 - UPVC D/G window, carpet flooring.
- Bathroom - 2 x UPVC D/G windows, fitted bath with screen and shower over, heated towel rail, sink and drawer unit, airing cupboard.

EXTERNALLY

Fences Grazing Paddock

Sheltered Seating & BBQ area.

Breezeblock outbuilding with corrugated roofing, separate toilet, electricity and water tap.

Ample Parking.

LEGAL

PLANNING

The property is subject to an agricultural occupancy condition. Please read the explanatory note attached.

The local planning authority is Chelmsford City Council.

Prospective purchasers must seek advice from a Town Planning Consultant or the Local Planning Authority to ensure they understand the implications of the planning conditions and that the property is suitable for their proposed use.

AGRICULTURAL OCCUPANCY CONDITION (AOC)

The Property is sold subject to an AOC restricting the occupation of the property to someone who is solely or mainly working in agriculture, forestry or a rural enterprise or their widow / dependent.

OVERAGE

The property is sold subject to an Overage condition, whereby the buyer will pay to the seller 50% of any increase in value if the agricultural occupancy condition is removed within the next 20 years.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and Klargester drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band D.

RESTRICTIVE COVENANTS & EASEMENTS

The property is sold subject to any restrictive covenants and easements whether mentioned in these particulars or not.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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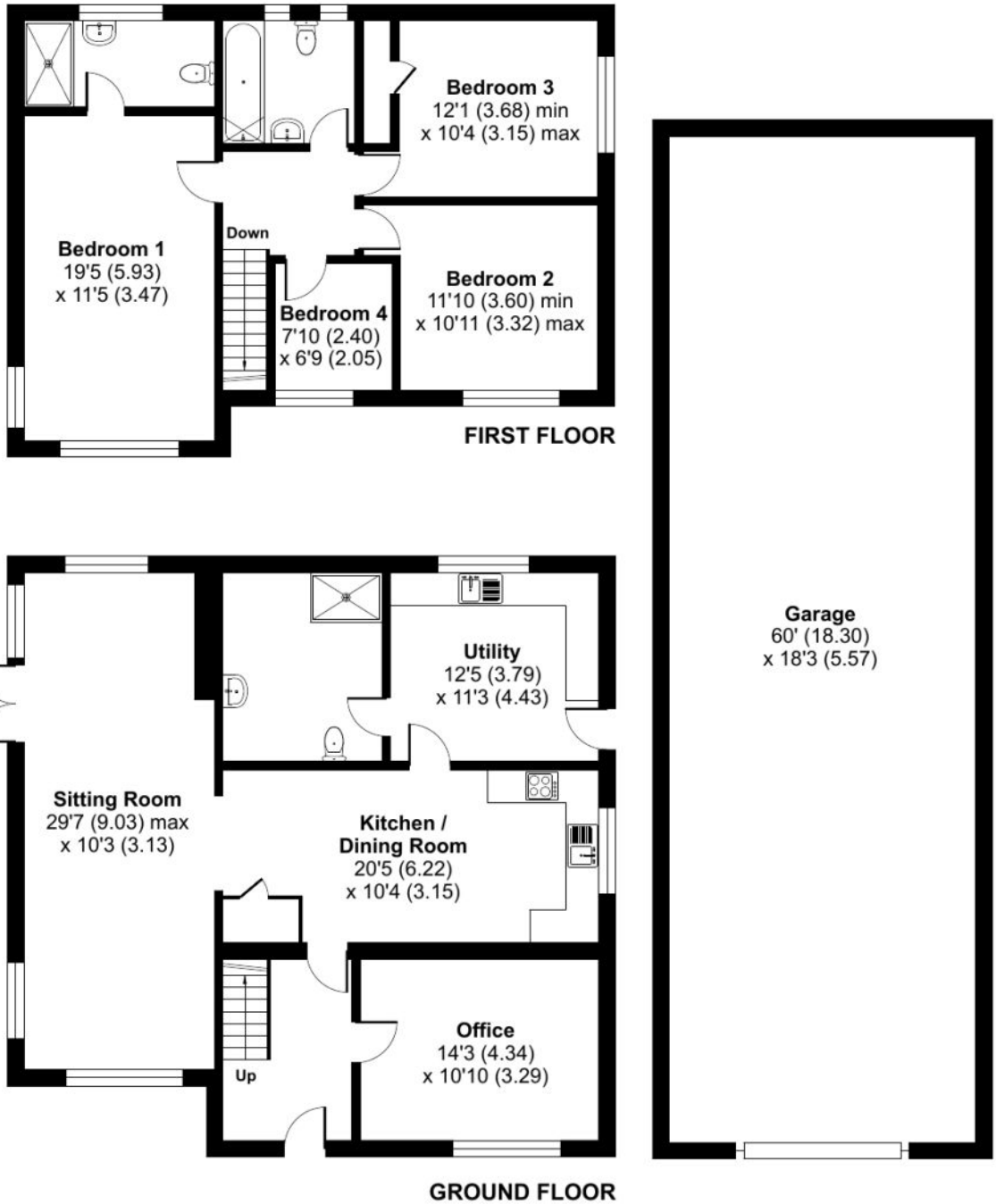
Main Road, Chelmsford, CM3

Approximate Area = 1902 sq ft / 176.7 sq m
Garage = 1097 sq ft / 101.9 sq m
Total = 2999 sq ft / 278.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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