



Thorleys Little Waltham, Chelmsford

STRUTT & PARKER

Thorleys

Blasford Hill, Little Waltham,
Chelmsford, Essex CM3 3PF

A charming 13th century
timber framed farmhouse with
equestrian facilities

Chelmsford City Centre (Rail Service to London
Liverpool street – average journey time 36
minutes) 3.3 miles, A12 Boreham Interchange
(junction 19) 5 miles, Stansted Airport 14.2
miles, A120 7.6 miles, Felsted 5.9 miles

Sitting room | Dining room | Kitchen/breakfast
room | Utility room | Conservatory | Study/snug
Ground floor bathroom | Master bedroom with
en suite bathroom | 3 further bedrooms
Family shower room | Wood burning stoves
Inglenook fireplaces | Underfloor heating

Ancillary building with first floor storage
4 stables with tack room

About 3.5 acres

The property

Being of Architectural and Historical Importance,
Thorleys is one of only a few known aisled houses
of this size in the country. This well-appointed Grade
II Listed building is understood to date from the
late 13th century, with further alterations having
taken place in the 15th century. The house was
subject to an extensive professional renovation and
restoration project, in recent years, whilst retaining
its original charm. The spacious conservatory and
kitchen to the south of the house, afford beautiful
views across the cottage garden and into the
first of Thorleys' two fields beyond. The property
boasts a wealth of exposed timber beams, vaulted
ceilings and a number of fireplaces with log burning
stoves, the largest an inglenook fireplace having
side seat and display recesses. The house offers
excellent living accommodation throughout and
would suit any family, flowing from the dining room
reception, through to the sitting room, conservatory
and kitchen/breakfast room, certainly fantastic for

entertaining guests. The first floor accommodation
is accessible via two separate staircases from the
ground floor. The vaulted master bedroom has the
benefit of an en suite bathroom. A further three
bedrooms, two of which also have vaulted ceilings
are also accessed via this floor, along with the family
shower room.

Outside

Fully self contained ancillary building with kitchen,
lounge, and shower room with a staircase providing
access to first floor bedroom combined study area.

Mature gardens lie to the rear of the property
providing further stunning views across Thorleys'
open fields and countryside beyond. There is also
a private courtyard and Ancillary buildings available
within the grounds, which include a quadruple
stable block, tack room and storage facility.

Location

The village of Little Waltham lies just north of the City
of Chelmsford. The village provides easy access
to Chelmsford City Centre with its mainline railway
station to London's Liverpool Street. The village of
Little Waltham has a local doctor's surgery and a
Church of England Primary School.

The city of Chelmsford is located south of
the village and has a comprehensive range of
entertainment, shopping and educational facilities.
The park and ride to Chelmsford's mainline railway
station is within half of a mile of the village. This
provides a regular service to Chelmsford city
centre and the railway station.

Chelmsford has excellent secondary schools
including Chelmer Valley High School, King
Edwards Grammar School and County High
School for Girls as well as New Hall private school.
The Felsted School is also within driving distance.
The property is with catchment for both the
Grammar Schools.

General

Local Authorities: Chelmsford City Council
(01245 606 606); Essex County Council
(0845 7430430)

Services: Mains electricity and water. Oil-fired
central heating. Mains Drainage.







Floorplans
Main House internal area 2,311 sq ft (215 sq m)
Ancillary building internal area 610 sq ft (57 sq m)
Stable & Tack Room internal area 665 sq ft (62 sq m)
Store internal area 48 sq ft (4 sq m)
 Quoted Area Excludes 'External Boiler Store'
 For identification purposes only.



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

□ □ □ Denotes restricted head height

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Directions

Travelling from Chelmsford City Centre proceed along Broomfield Road. Continue past Chelmsford Hospital, taking the second exit at the Hospital roundabout and Thorleys will be located 300 yards on your right hand side.

Chelmsford

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