



## Southwold Farm

Asking Price £1,699,950

- 5/6 BEDROOMS
- 15'8 DINING ROOM
- DOUBLE GARAGE
- 39'2 INDOOR POOL ROOM
- ACREAGE & OUTBUILDINGS
- 28'4 LOUNGE
- 2 EN-SUITES & FAMILY BATHROOM
- 16'4 KITCHEN/BREAKFAST ROOM
- 21'10 SNOOKER ROOM
- LANDSCAPED GARDENS & LAKE

5/6 BED DETACHED BUNGALOW IN PRIVATE SETTING WITH ACREAGE AND OUTBUILDINGS. GATED ENTRANCE DOUBLE GARAGE. LANDSCAPED GARDENS AND LAKE. WILDLIFE HAVEN. OFFICE AND STORAGE BARNs. Situated in a private and secluded setting at the end of a private driveway and benefitting from established grounds approaching 5.5 acres (STLS) is this spacious 5/6 bedroom detached bungalow. The property provides generous accommodation including 28'4 Lounge, 15'8 Dining Room, 21'10 Snooker Room, 16'4 Kitchen/Breakfast Room, Home Office, 2 En-Suites and Family Bathroom. The property further benefits from Indoor Pool Room 39'2 x 21'10 with Boiler/Pump Room and Laundry/Utility. Surrounded by landscaped gardens including large lake, ornamental ponds and numerous outbuildings including converted stable, workshop, stores and double garage an early inspection is strongly recommendation. Chelmsford Council Tax Band G. EPC Rating D.



Council Tax Band: G



ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

16'4" x 15'8"

DINING ROOM

15'8" x 10'10"

25' INNER HALL

SPACIOUS LOUNGE

HOME OFFICE/STUDY

16'8" x 13'6"

BEDROOM 1

18'10" x 16'0" + bay

BEDROOM 2

14'10" x 12'0"

BEDROOM 3

16'4" x 12'8"

EN-SUITE 1

12'0" x 7'2"

BEDROOM 4

15'6" x 14'0"

BEDROOM 5

15'10" x 8'6"

EN-SUITE 2

FAMILY BATHROOM

EAST INNER HALL

SNOOKER

ROOM/BEDROOM 6

21'10" x 16'6"

LAUNDRY/UTILITY ROOM

11'0" x 7'4"

BOILER & PUMP ROOM

10'6" x 7'6"

INDOOR POOL ROOM

39'2" x 21'10"

ATTACHED DOUBLE GARAGE

19'6" x 17'4"

LANDSCAPED GARDENS

The property benefits from gardens and grounds approaching 5.5 acres (STLS) including large water feature, established trees and al-fresco covered dining and seating areas. The lawns sweep down to a large man-made lake with wild area reserved for nature. The grounds are bordered by mature hedges with gated entrance providing access.

CONVERTED STABLES PROVIDING 3 OUTBUILDINGS AN  
Comprising of 4 individual units:

- 1)18'6" x 15'2" STORAGE
- 2)27' x 15'2" STORAGE
- 3)19'8" x 18' WORKSHOP
- 4)21'8" x 17' DOUBLE GARAGE/STORAGE

LARGE LAKE & WILDLIFE HAVEN

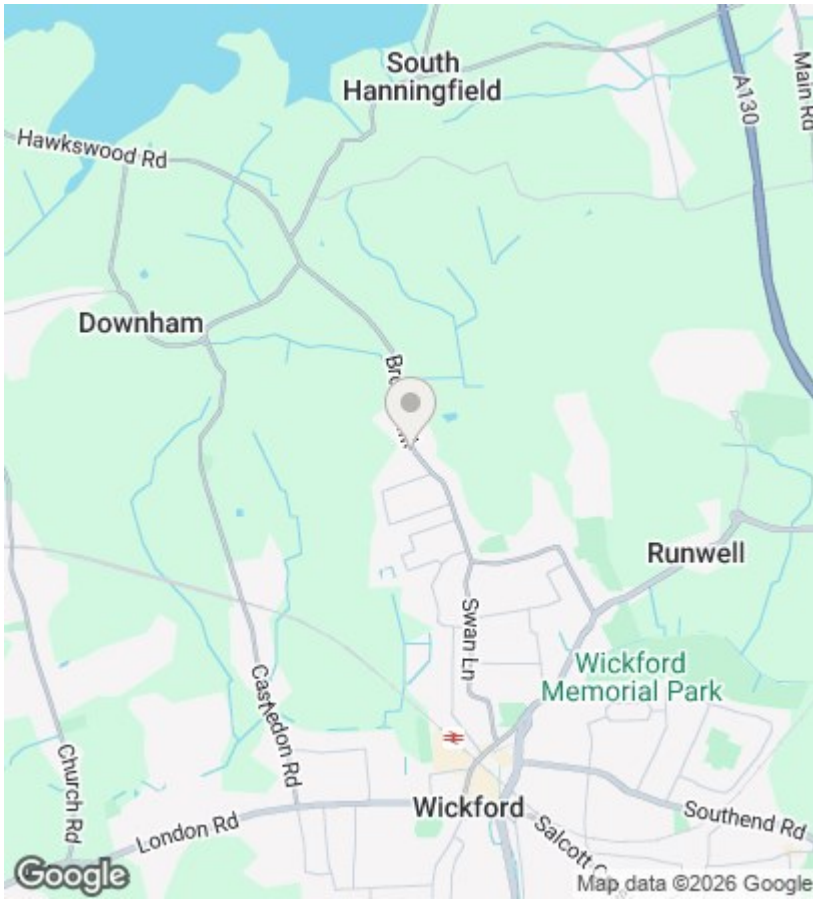
CIRCULAR DRIVE AND GATED ENTRANCE

APPROXIMATELY 5.5 ACRES (STLS)









EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

