



GUIDE PRICE £1,250,000 - £1,300,000. Bear Estate Agents are thrilled to bring to the market captivating Grade II listed farmhouse believed to date from the 17th century, where centuries of heritage meet contemporary comfort in a half an acre of productive gardens backing onto River View Vineyards. Despite this quaint countryside feel, the home remains within a short drive from that vast array of shops and services at both Rayleigh and Wickford High Streets as well as Rayleigh and Wickford railway stations which conveniently provide access to both Stratford and London Liverpool Street on the Greater Anglia rail service.

Runwell Chase Wickford

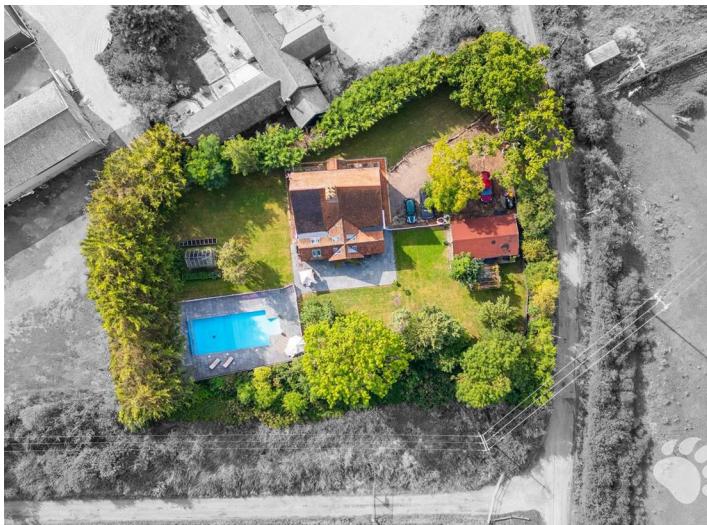
£1,250,000

Guide Price

- Grade II listed farmhouse of 17th century origins
- Sitting room with inglenook fireplace
- Three further bedrooms and two additional bathrooms
- Backs onto River View Vineyards with stunning views
- Wealth of original period features throughout
- Three floors of generous accommodation
- Principal bedroom with en-suite and walk-in wardrobe
- Approximately half acre plot with mature fruit trees throughout
- Direct access to River Crouch walks
- Large driveway and detached garage



Runwell Chase



This distinguished residence represents a rare opportunity to acquire a property of impressive character, where original period features have been carefully preserved whilst thoughtfully enhanced for modern family living. **Hawthorns Lodge** offers buyers a home of exceptional quality in an enviable setting.

The property unfolds across three generous floors, each revealing carefully planned spaces that balance historical charm with contemporary comfort. Upon entering, one is immediately struck by the seamless blend of old and new – most notably in the spectacular open-plan kitchen and family room, where soaring vaulted ceilings create an atmosphere of light and space that transforms everyday living. This inspired addition shows how period properties can evolve without losing their essential character.

The sitting room captures the essence of country house living, centred around a magnificent inglenook fireplace that forms the natural heart of the home. Here, winter evenings become special occasions, with crackling logs providing both warmth and atmosphere. The library room offers elegant entertaining space, whilst two dedicated office spaces meet modern working needs. Practical considerations are well addressed through a useful utility room and cloakroom.

Ascending to the first floor, the principal bedroom suite offers a private retreat complete with en-suite facilities and walk-in wardrobe, the characterful beams adding authentic cottage charm. A second bedroom, equally well-appointed with en-suite and wardrobe, ensures comfort and privacy for family or guests. The second floor provides two further bedrooms and an additional en-suite shower room, offering flexibility for growing families.

GROUNDS & SITUATION

Set centrally within approximately half an acre, the property enjoys complete privacy behind mature hedging. The grounds are truly exceptional – every tree in the garden bears edible fruit, creating a productive paradise of mature pear, plum, damson, apple and walnut trees. This abundance of fruit trees not only provides seasonal harvests but creates a beautiful, ever-changing garden throughout the year. There is large gated driveway which leads to the side of the home where a detached garage and outdoor seating area are located.

The property backs directly onto River View Vineyards, offering stunning borrowed views across the vines. A delightful walk along the River Crouch is accessible from the property, providing endless opportunities for riverside strolls and connecting with the beautiful Essex countryside. This combination of productive gardens, vineyard views and river walks creates a lifestyle opportunity rarely found in the market.

HISTORICAL NOTE

As a Grade II listed building, **Hawthorns Lodge** holds recognised architectural and historical significance, placing it among the 92% of listed buildings considered of special interest. This designation not only protects the property's unique character but often enhances its desirability and value in the marketplace.

KEY FEATURES

- Grade II listed farmhouse of 17th century origins
- Three floors of generous accommodation
- Contemporary open-plan kitchen/family room with vaulted ceiling
- Sitting room with inglenook fireplace
- Formal dining room and home office
- Principal bedroom with en-suite and walk-in wardrobe
- Three further bedrooms and two additional bathrooms
- Approximately half acre plot with mature fruit trees throughout
- Productive garden with pear, plum, damson, apple and walnut trees
- Backs onto River View Vineyards with stunning views
- Direct access to River Crouch walks
- Wealth of original period features throughout

SERVICES

Mains water and Electricity, Oil Boiler
Superfast (1GB internet)

Council Tax Band: E

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Porch (4'9 x 7'0)

Lounge (17'9 x 24'6) max

Library (17'9 x 13'10)

Kitchen/Family Room (21'11 x 31'10) max

Office (10'7 x 10'3)

Utility Room (4'8 x 7'7)

Ground Floor WC

Bedroom 1 (18'1 x 16'11)

En-Suite (4'4 x 7'10)

Bedroom 2 (18'7 x 13'9) max

En-Suite (5'6 x 14'2) max

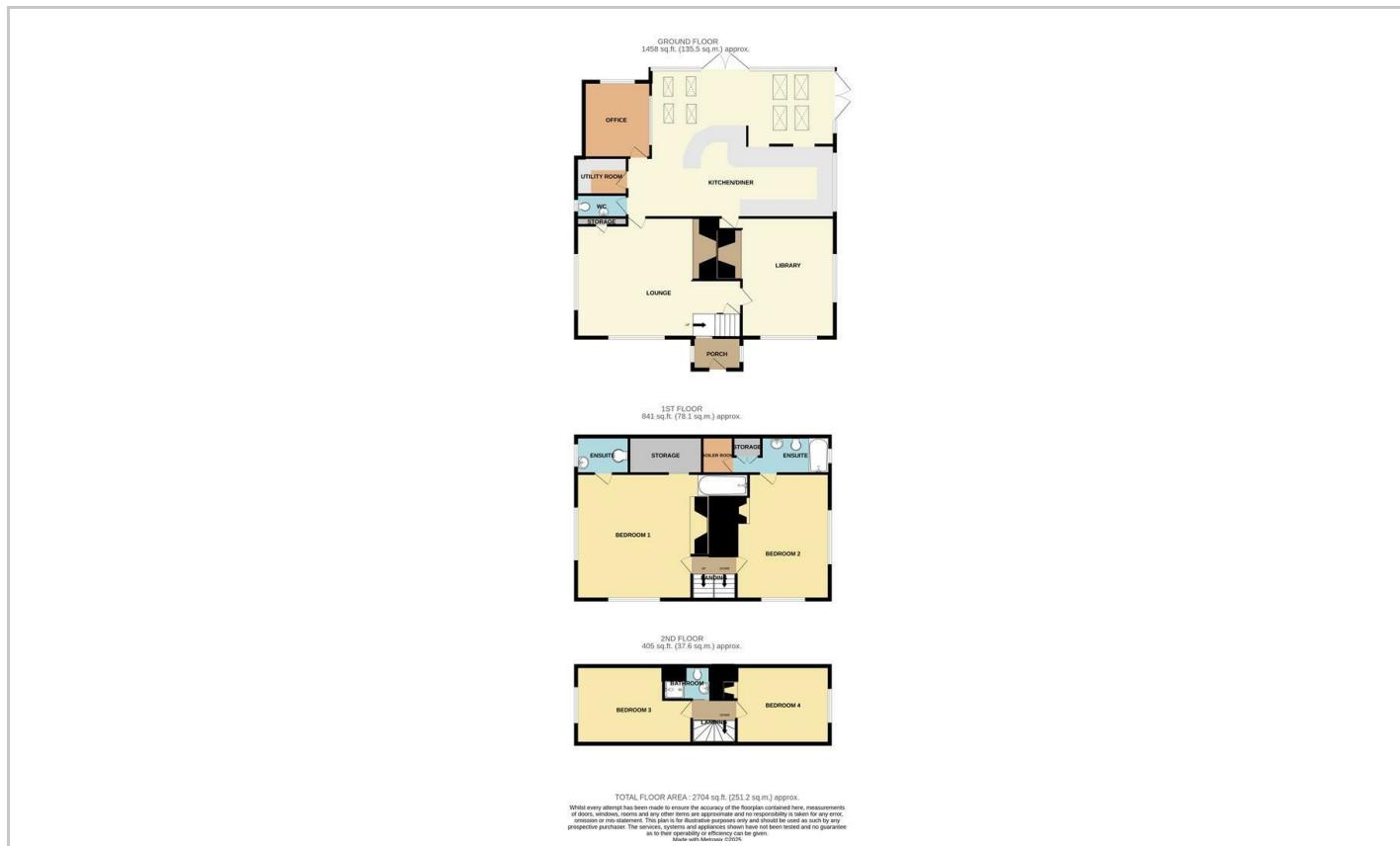
Bedroom 3 (11'10 x 17'0) max

Bedroom 4 (11'6 x 13'11)

Shower Room (4'5 x 6'6) max



Floor Plan



Area Map



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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