



## Chapel Road, Ridgewell

Once a vibrant public house, the 'Kings Head' has been beautifully transformed into a stunning family home. Following an extensive renovation program, this charming period property is now turn-key ready, offering a perfect blend of historical elegance and modern comfort.

Guide price £1,000,000

# Chapel Road

Ridgewell, Halstead, CO9



- 0.5 Acre plot
- Vendor happy to repaint interior to desired colour preference on exchange
- Ofsted rated good primary school within walking distance
- Village pub within walking distance
- Fully refurbished
- 4 Bedrooms
- Turn key ready
- 4 Receptions
- Inglenook fireplace with multi fuel stoves
- Cambridge, Colchester and Braintree all within striking distance

## The Property

Welcome to this distinguished Grade II listed home, where historical charm seamlessly integrates with modern comfort. This expansive property features four reception rooms, each adorned with solid oak flooring: a spacious living room with parquet flooring, and a log burner, a grand drawing room again with a log burner, and an elegant dining room. Additionally, there is a separate playroom or study, providing versatile space for various needs.

The kitchen is equipped with granite countertops, a double butler sink, solid wood shaker style kitchen and flagstone flooring leading to a delightful breakfast area. The kitchen has space for a range cooker, an American fridge freezer and also includes an integrated dishwasher. The ground floor also includes a family bathroom that showcases bespoke flooring, a French marble sink, a freestanding bath and a luxurious shower. There is also a practical boot room, utility room with space for a washer and dryer, a double butler sink, and a pantry, ensuring ample storage and convenience.

Upstairs, there are four spacious bedrooms, each with generous storage. A substantial dressing area and a shower room with a high quality finish and a St James shower.

Meticulously preserved and thoughtfully updated, this exceptional family home offers a unique blend of historical elegance and contemporary living where quality and expense has not been spared.

## The Outside

The property features a sun-drenched, mature garden, thoughtfully designed for both relaxation and entertainment. The orchard is adorned with flourishing fruit trees, adding a touch of natural beauty and providing seasonal harvests.

A charming courtyard area is perfect for entertaining and casual dining, offering a delightful space to enjoy meals outdoors. This special space includes exotic trees and well stocked borders creating multiple entertaining areas. To the front of the property you will find an ornate Buxus hedge maze along with mature hedging for privacy. Additionally, the property includes ample parking via secure, solid oak gates, ensuring convenience for residents and guests alike.

## The Area

Ridgewell, near Halstead in Essex, is a charming village that combines historic allure with tranquil countryside living. The village is characterized by its picturesque landscapes, including well-preserved historical sites like the 12th-century St. Lawrence Church. Residents enjoy a peaceful atmosphere with easy access to local amenities and services in nearby Halstead, which offers shopping, dining, and education options. The surrounding area provides excellent opportunities for outdoor activities such as walking and cycling, while the village itself maintains a strong sense of community. With convenient road links and proximity to transport connections, Ridgewell presents a serene yet accessible lifestyle in the heart of Essex.

## Further Information

Tenure - Freehold

Construction - Brick fronted and timber/lath and plaster infills

Mains Electricity, Water, Sewage.

Oil Central Heating

Space for a Rangemaster and white goods in the kitchen.

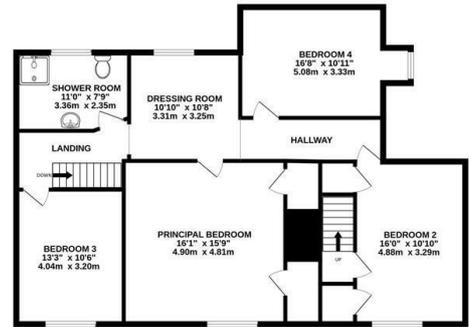
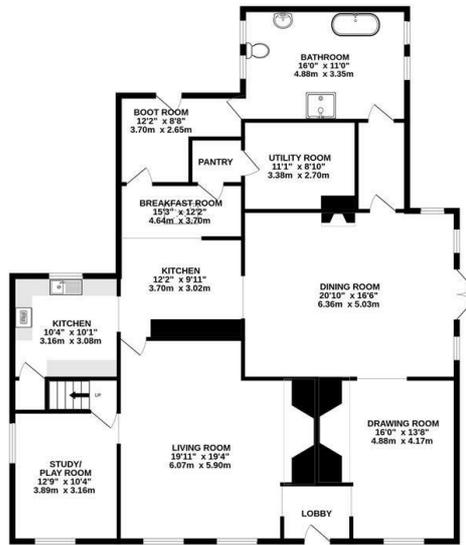
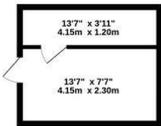


# Floor Plan

OUTSIDE  
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR  
1724 sq.ft. (159.3 sq.m.) approx.

1ST FLOOR  
1145 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 2859sq.ft. (265.6 sq.m.) approx.

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
<p>Very energy efficient - lower running costs</p> <p>(82-91) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(29-34) <b>E</b></p> <p>(21-28) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(61-80) <b>B</b></p> <p>(41-60) <b>C</b></p> <p>(21-40) <b>D</b></p> <p>(1-20) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
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