

The Orangery



Felix Hall, Kelvedon
Essex, CO5 9DG

51°50'37"N , 000°40'44"E
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THE
COUNTRY
HOUSE
DEPT.





ABOUT THIS HOUSE



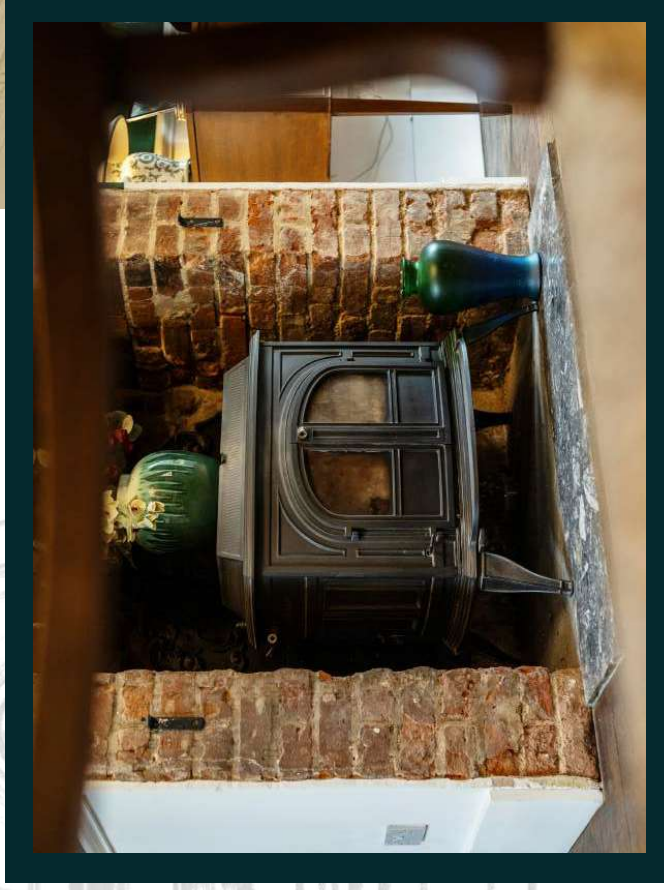
Tucked away at the far end of the estate's long drive and edged by open fields, The Orangery holds its own sense of privacy within the Felix Hall Estate. This Grade II listed house carries the quiet stature of its early 1700s origins. The Palladian influence remains in its symmetry and generous proportions, yet every corner has been carefully updated to suit life as we live it now. Inside, the light is remarkable. It moves through the house from morning to evening, lifting the rooms and creating a natural rhythm that makes the whole place feel calm and alive. The layout flows beautifully. Every room has substance and scale, perfect for modern day family life.







ABOUT THIS HOUSE

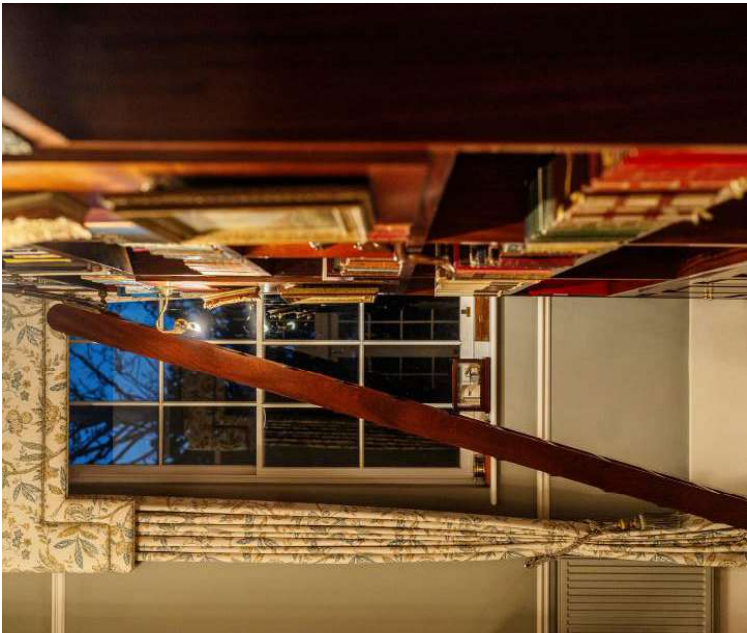


There is real versatility at The Orangery. A two-bedroom annex sits alongside the main house, ideal for guests or extended family. A further two-bedroom flat rests above the four bay garage, offering space for staff, work or long-term visitors.

The gardens draw you outdoors. French doors open to the south facing terrace where summer gathers around the pool and court. It is a place made for long afternoons, easy entertaining and children running freely. Winter shifts the mood indoors where fires give warmth and quiet.

The Orangery is a substantial country home, restored with care, rich in history and shaped for the way people live today. It is a home to grow into, to share, and to enjoy across the seasons.



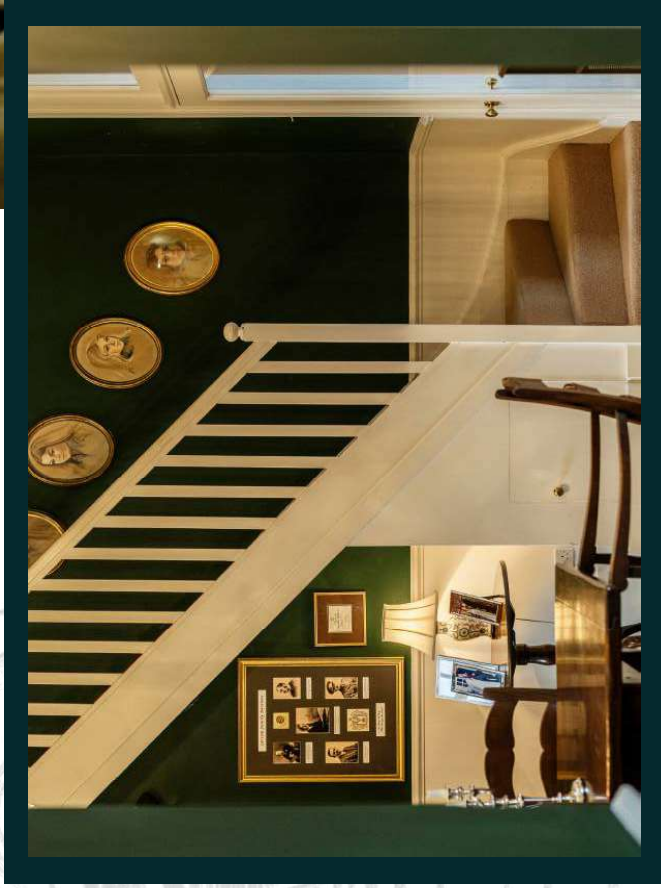






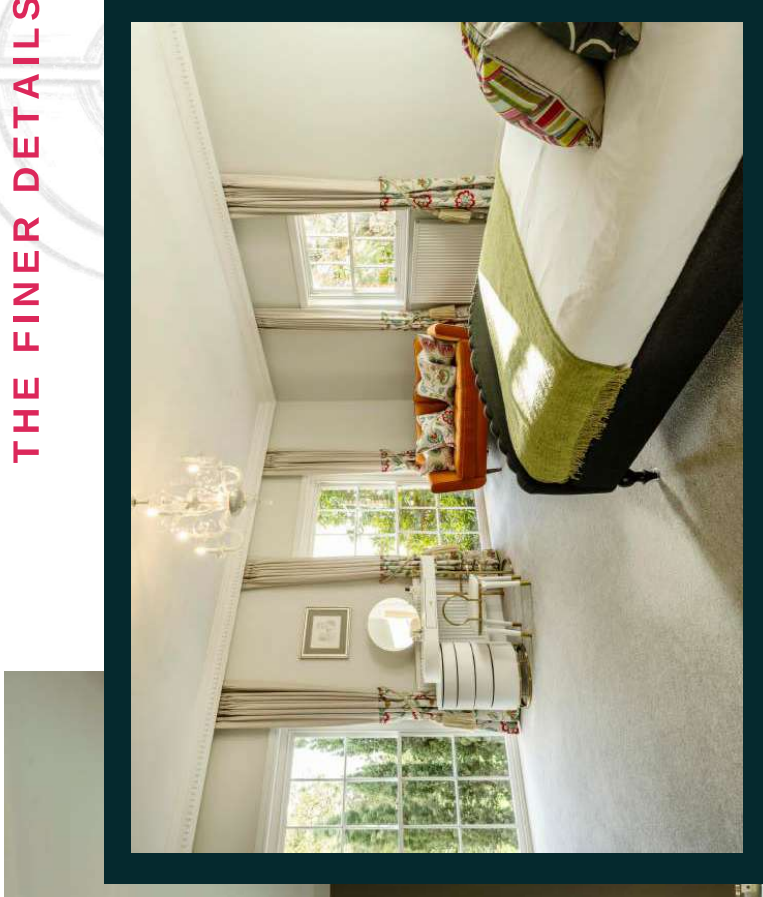


THE FINER DETAILS



- 6 Bedrooms
- 4 Reception rooms
- 6 Bath/Shower rooms
- 4 Garages
- 3.41 acres
- 2 bed annexe
- 2 bed apartment
- Outbuildings
- Pool
- Tennis Court





THE FINER DETAILS

SERVICES

Oil fired central heating
Private drainage - Klargester
High speed fibre optic broadband
Mains water and electricity

EPC

E

COUNCIL TAX

Band G

LOCAL AUTHORITY

Braintree District Council









ABOUT THIS AREA

The Orangery sits in a discreet pocket of countryside in Kelvedon, and close to Coggeshall giving you the best of both worlds, open fields on the doorstep and two thriving villages within easy reach.

Kelvedon is lively and well served with excellent pubs including The Sun and The Blue Anchor as well as a locally renowned Indian. It has busy cafés, convenience stores, pharmacy a popular nursery and a well-regarded primary school.

Coggeshall, is one of Essex's most characterful spots. Timber framed buildings, a weekly market, independent shops and three welcoming pubs give it a strong sense of community, with Ranfield's Brasserie and Rupert's Wine Bar firm local favourites.

The surrounding area offers access to a wide range of highly regarded schooling, from Colchester and Chelmsford Grammar Schools to independents including Felsted, New Hall and Holmwood House.

Outdoor life is easy to embrace. Braxted Park and The Essex Golf & Country Club are close by, and a network of footpaths and bridleways winds through the surrounding landscape for weekend walks or riding out.

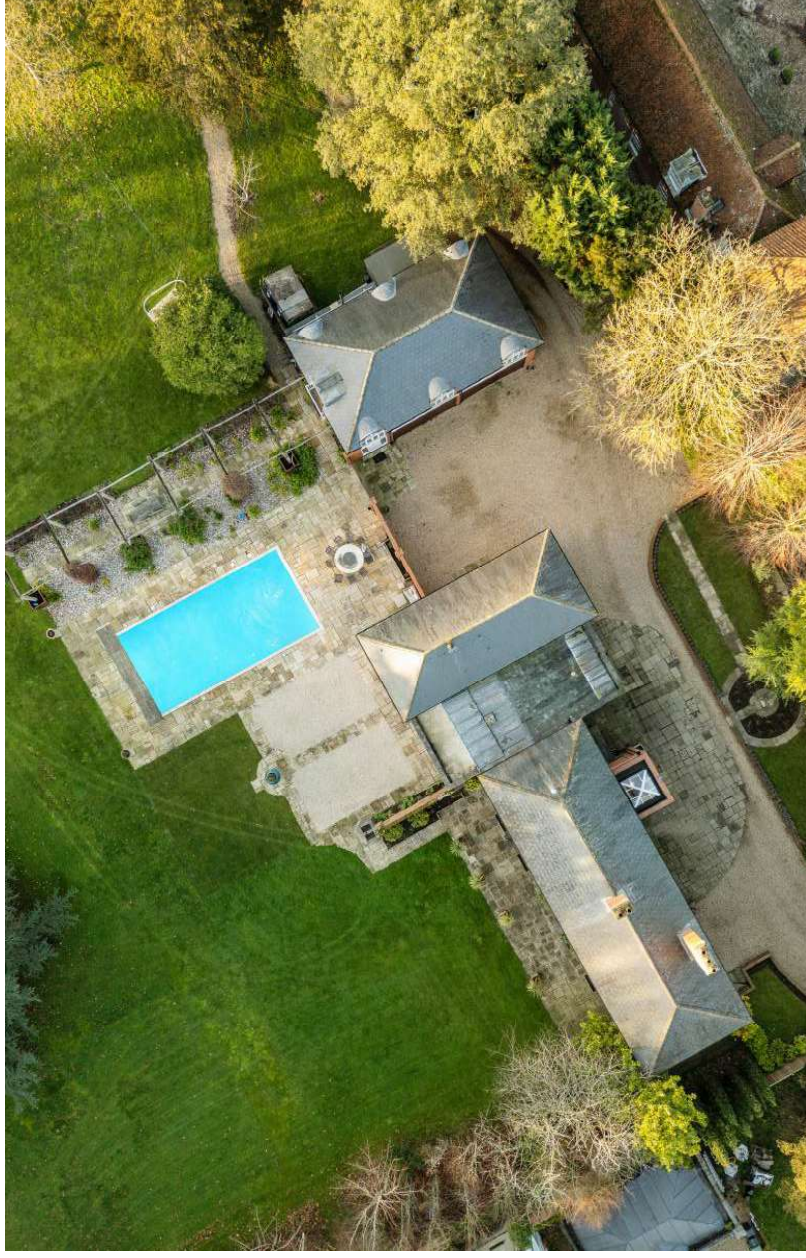
Colchester and Chelmsford are within easy reach, and London is under an hour by train from Kelvedon. The coast at Frinton or West Mersea sits less than 30 minutes away, perfect for a family day out.

TOWNS & TRAIN STATIONS

Braintree 5 miles
Colchester 12 miles
Chelmsford 15 miles
Kelvedon Station to London Liverpool Street (from 50 minutes)
Stansted Airport 28 miles

LOCAL

Mrs Salisbury's Tea Rooms, Marks Hall
The Old Crown, Messing
The Three Horse Shoes, Fordham





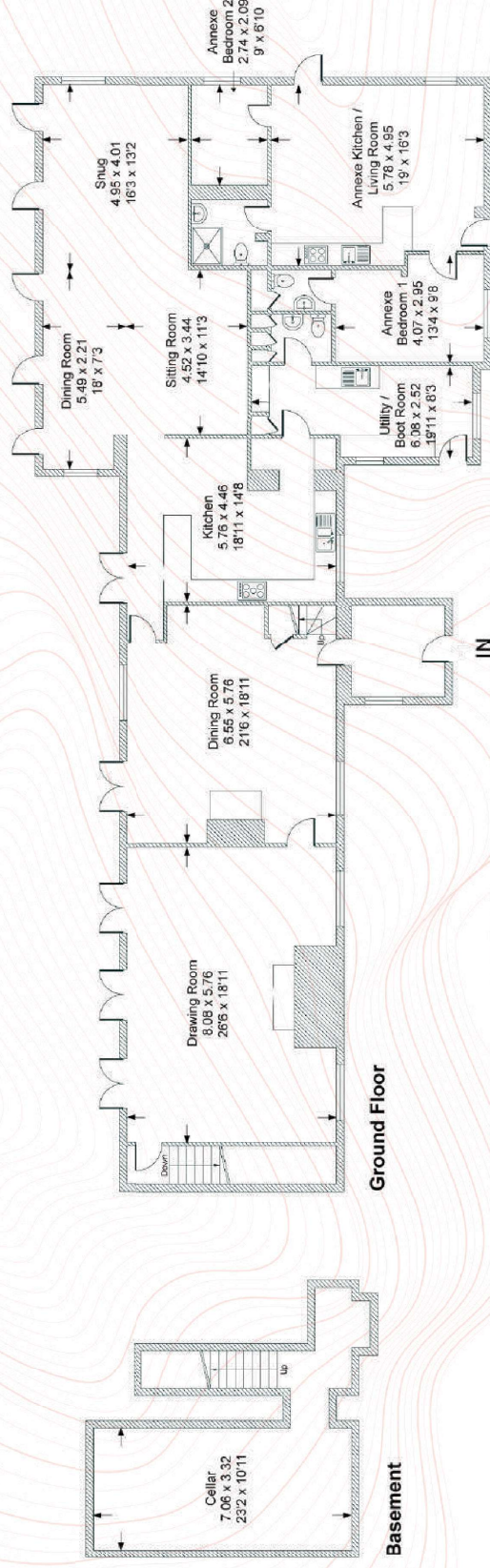
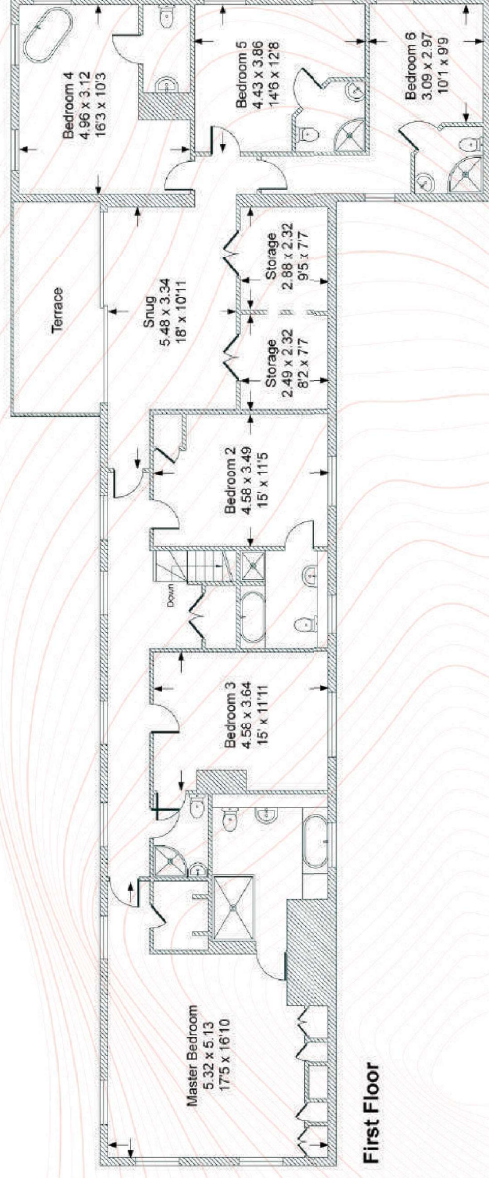








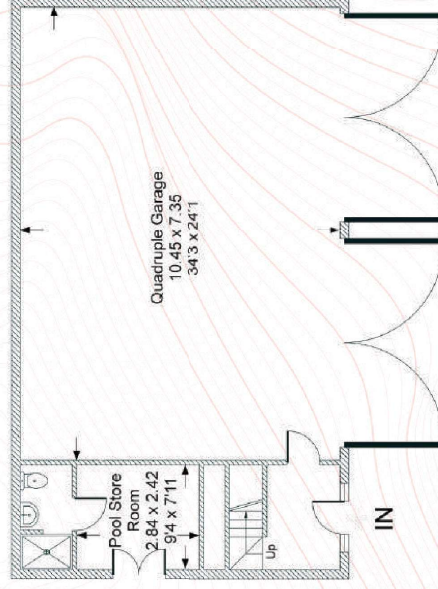
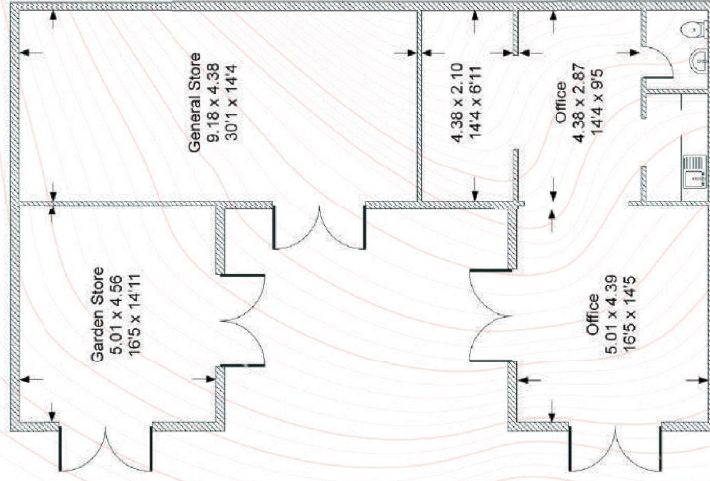
FLOORPLAN



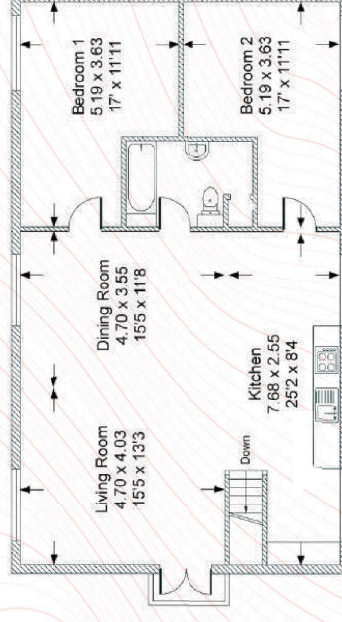
Total - 450 sq m / 4,841 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. 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 and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken December 2025 Particulars prepared in December 2025.

FLOORPLAN



Ground Floor



First Floor

Total - 305 sq m / 3,291 sq f
Office / Storage - 115 sq m / 1,239 sq ft | Garage - 190 sq m / 2,052 sq ft |

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AREA GUIDE

Essex & Suffolk

Where Essex meets Suffolk, rolling countryside, historic villages, and thriving market towns create an irresistible mix of rural charm and modern convenience. The Stour Valley, immortalised by John Constable, is at the heart of this landscape, with villages like Nayland, Stoke-by-Nayland, and Boxford offering timber-framed cottages, cosy pubs, and a strong sense of community. Nearby Lavenham, one of England's best-preserved medieval villages, is a treasure trove of boutique shops, galleries, and renowned eateries. For culture, Sudbury, birthplace of Thomas Gainsborough, boasts independent shops, a vibrant arts scene, and excellent rail links to London.

WALKING

Chalkney Wood Circular Walk

A perfect mix of ancient woodland, open countryside, and gentle riverside paths.

EATING OUT

The Three Horseshoes

A family-run country pub and restaurant, it serves a delicious local food. In 2024, it was awarded three rosettes from the AA Restaurant Guide and a Michelin Bib Gourmand and named Pub of the Year.

EVENT

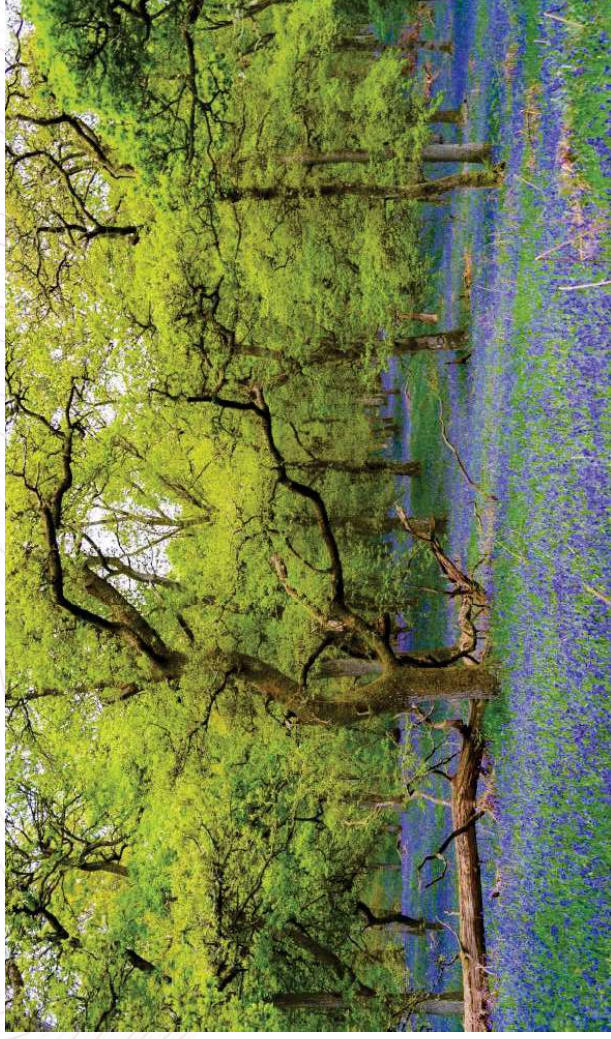
The Essex Show

The Essex Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to showjumping and artisan stalls.

DAY OUT

Dedham Vale & Flatford Mill

Row along the River Stour – Hire a traditional rowing boat from Dedham Boathouse. Then head to Flatford Mill and visit the National Trust site that inspired John Constable's famous paintings.





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