

Church Hill, Little Waltham, Chelmsford, Essex, CM3 3LR



Freehold

Offers In Excess Of

£725,000

Subject to contract

4 bedrooms
2 reception rooms
2 bathrooms



Some details

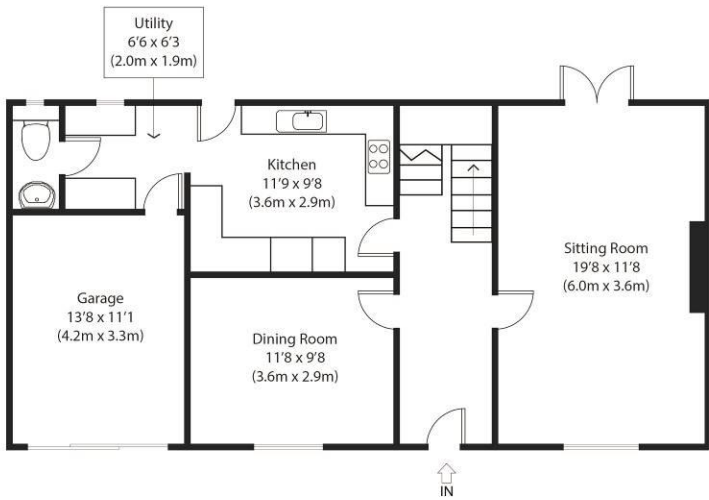
Immaculately presented throughout, to the ground floor the property features a stylish recently fitted kitchen, formal dining room, splendid dual aspect reception room with feature fireplace flooded with natural light offering delightful views of the garden, useful utility room and a downstairs cloakroom. To the first floor off the spacious landing is a fabulous main bedroom with modern ensuite, three additional double bedrooms, a single bedroom/home office, family bathroom and a separate WC.

To the ground floor the welcoming entrance hall including spacious understairs cupboard provides access to both the beautifully appointed dual aspect reception room with feature fireplace and French doors leading to the garden, formal dining room to front as well as a bespoke kitchen to rear. The kitchen provides integrated appliances, worksurfaces with high gloss base and eye level units also overlooking the beautiful garden. The utility room with matching high gloss base and eye level units is adjacent (offering internal access to the garage) providing plumbing for a washing machine which leads to the downstairs cloakroom with low level WC and pedestal wash hand basin.

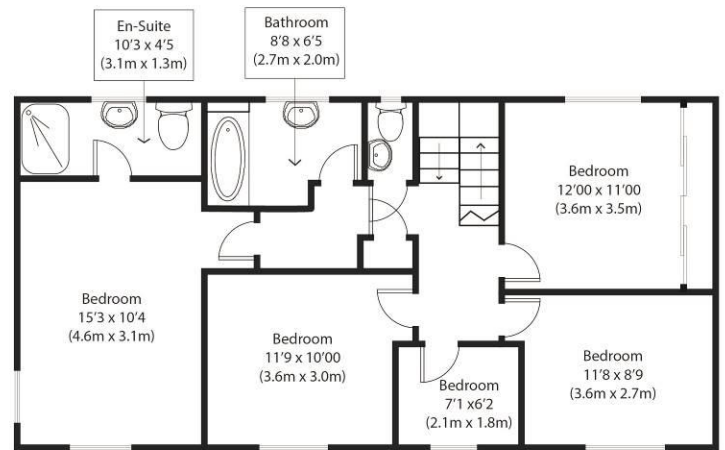
To the first floor are five bedrooms with the generous sized main bedroom providing a pristine white three piece ensuite shower room, three further double bedrooms, single bedroom/home office, attractive family bathroom and separate WC.



A highly impressive five bedroom detached family home idyllically nestled within the charming village of Little Waltham, set amongst a wonderful large plot of approximately 0.4 acres. Off-street parking for several vehicles.



Ground Floor



First Floor

Approximate Gross Internal Area 1710 sq ft (159 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Entrance hall

not measured

Sitting room

19' 8" x 11' 8" (5.99m x 3.56m)

Dining room

11' 8" x 9' 8" (3.56m x 2.95m)

Kitchen

11' 9" x 9' 8" (3.58m x 2.95m)

Utility room

6' 6" x 6' 3" (1.98m x 1.91m)

Cloakroom

not measured

First floor landing

Master bedroom

15' 3" x 10' 4" (4.65m x 3.15m)

Ensuite

10' 3" x 4' 5" (3.12m x 1.35m)

Bedroom two

11' 9" x 10' (3.58m x 3.05m)

Bedroom three

12' x 11' (3.66m x 3.35m)

Bedroom four

11' 8" x 8' 9" (3.56m x 2.67m)

Bedroom five/office

7' 1" x 6' 2" (2.16m x 1.88m)

Family bathroom

8' 8" x 6' 5" (2.64m x 1.96m)

WC

not measured

Garage

13' 8" x 11' 1" (4.17m x 3.38m)



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The outside

To the front of the property there is a block paved driveway offering off road parking for several vehicles, integral garage as well as a small lawned section to the side. The carefully nurtured landscaped rear garden, a wonderful haven of tranquility has a raised patio area leading on to an undulating lawn featuring a large spring fed pond and stream which flows soothingly through the grounds. There are also a plethora of mature trees and shrubs dotted throughout which adds to the general feeling of privacy.

Where?

Little Waltham lies approximately four miles north of the City of Chelmsford. It is a picturesque Essex village which straddles the River Chelmer and possesses a number of amenities including a nursery school and primary school, a thriving gastro pub (The White Hart), doctors surgery with pharmacy, village green with cricket ground, village hall, the church of St Martin and nearby golf course. Chelmsford itself offers a wide variety of facilities including a bustling shopping centre, excellent private and state schools, two of the country's top performing grammar schools as well as Anglian Ruskin University. It also provides superb transport links, with a station on the mainline providing a regular service into London Liverpool Street (approximate journey time thirty-five minutes). For the motorist, the A12 is easily accessible providing connections to London, Suffolk, Stansted and beyond. Amongst other things, there are also many delightful walks to be enjoyed with the village largely surrounded by open countryside leading to a network of footpaths.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - To be confirmed

Our ref - JG

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Viewing

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Directions

SatNav. CM3 3LR. For full directions please contact a member of the sales team on telephone number 01245 292100.

To find out more or book a viewing

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