





# Hill House Church Hill

Purleigh, Chelmsford

Hill House is a beautifully appointed family residence that exudes warmth, space, and versatility. Designed to embrace its elevated countryside setting, this exceptional five-bedroom home features three reception rooms, three bathrooms, and a variety of well-planned living spaces. From the oak-framed floor-to-ceiling glazing in the lounge to the bespoke garden room ...

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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Purleigh, Chelmsford

GUIDE PRICE £1,000,000 - £1,100,000

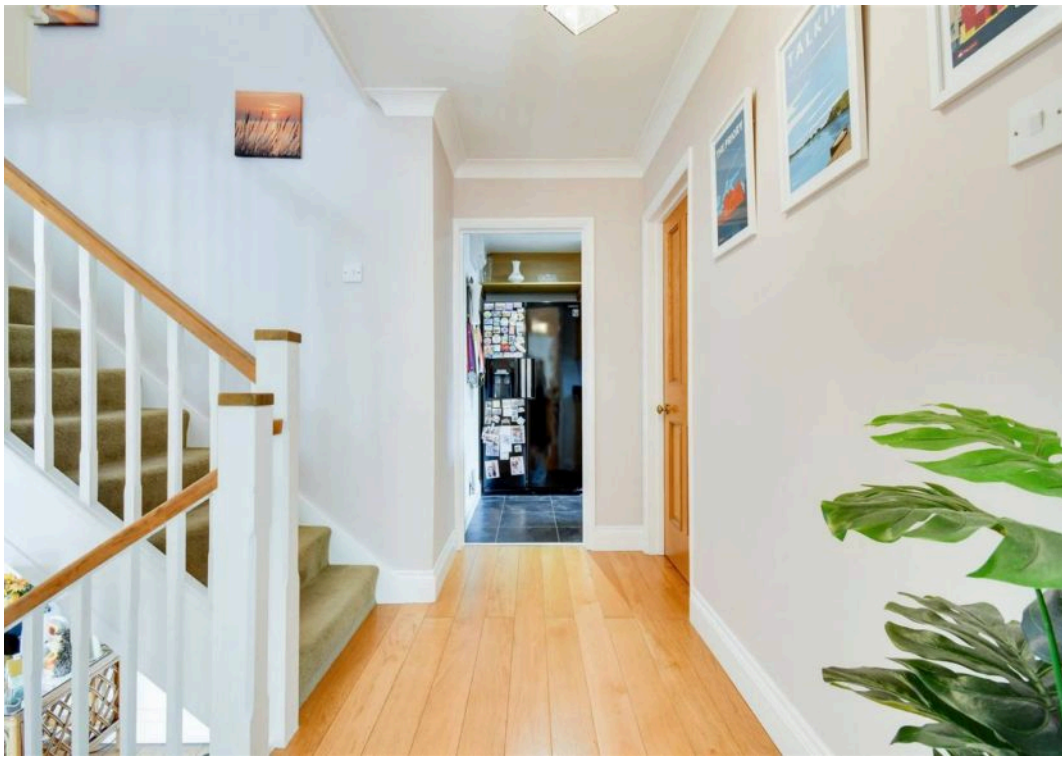
Hill House is a beautifully appointed family residence that exudes warmth, space, and versatility. Designed to embrace its elevated countryside setting, this exceptional five-bedroom home features three reception rooms, three bathrooms, and a variety of well-planned living spaces. From the oak-framed floor-to-ceiling glazing in the lounge to the bespoke garden room, every detail has been thoughtfully crafted to combine comfort with style.

Nestled in the heart of Purleigh Village, Hill House enjoys a peaceful setting just a short walk from The Bell public house, the community village shop, hall, and highly regarded nursery and primary schools. Maldon town is only a short drive away, offering an array of amenities, restaurants, and waterfront walks, while Chelmsford City Centre can also be reached with ease, providing excellent shopping, leisure facilities, and mainline rail services to London Liverpool Street. A range of well-regarded local schools are within reach, including access to Chelmsford's renowned grammar schools, making this an ideal location for families seeking both tranquillity and convenience.

On the ground floor, a welcoming hallway leads to a spacious dining room and a light-filled lounge with countryside views and a cosy log burner. The kitchen and breakfast area open onto elevated decking, while a utility room and downstairs WC add practicality. A unique additional reception room has been cleverly

















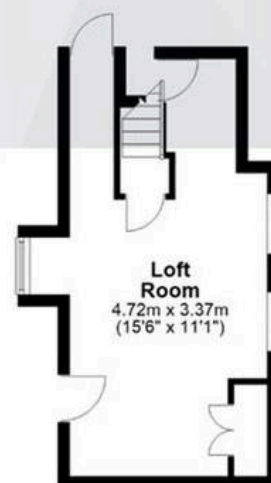
## Ground Floor



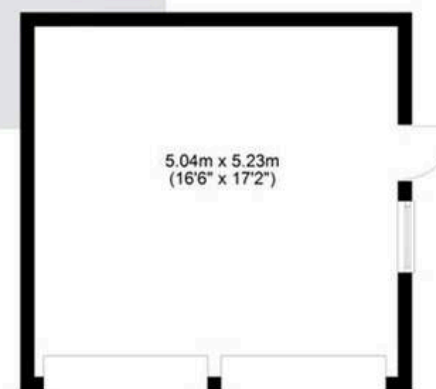
## First Floor



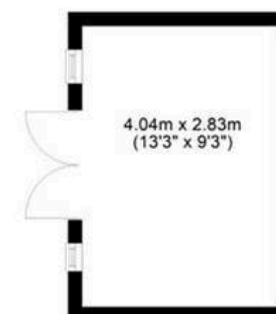
## Second Floor



## Double Garage



## Garden Room



APPROX INTERNAL FLOOR AREA  
 MAIN HOUSE 222 SQ M 2392 SQ FT  
 DOUBLE GARAGE 26 SQ M 283 SQ FT  
 GARDEN ROOM 11 SQ M 123 SQ FT  
 TOTAL 259 SQ M 2798 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation of  
 this plan, please check all dimensions, shapes &  
 compass bearings before making any decisions

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