



# Estella House, Pump Lane

Purleigh, Chelmsford

GUIDE PRICE £700,000–£725,000. This striking new-build home in the heart of Purleigh Village has been designed with modern family living in mind.

Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- THREE BEDROOMS, TWO BATHROOMS
- STRIKING NEW BUILD HOME
- OVERLOOKING NEW HALL VINEYARDS
- POPULAR VILLAGE LOCATION
- WEST FACING GARDEN





## Estella House, Pump Lane

Purleigh, Chelmsford

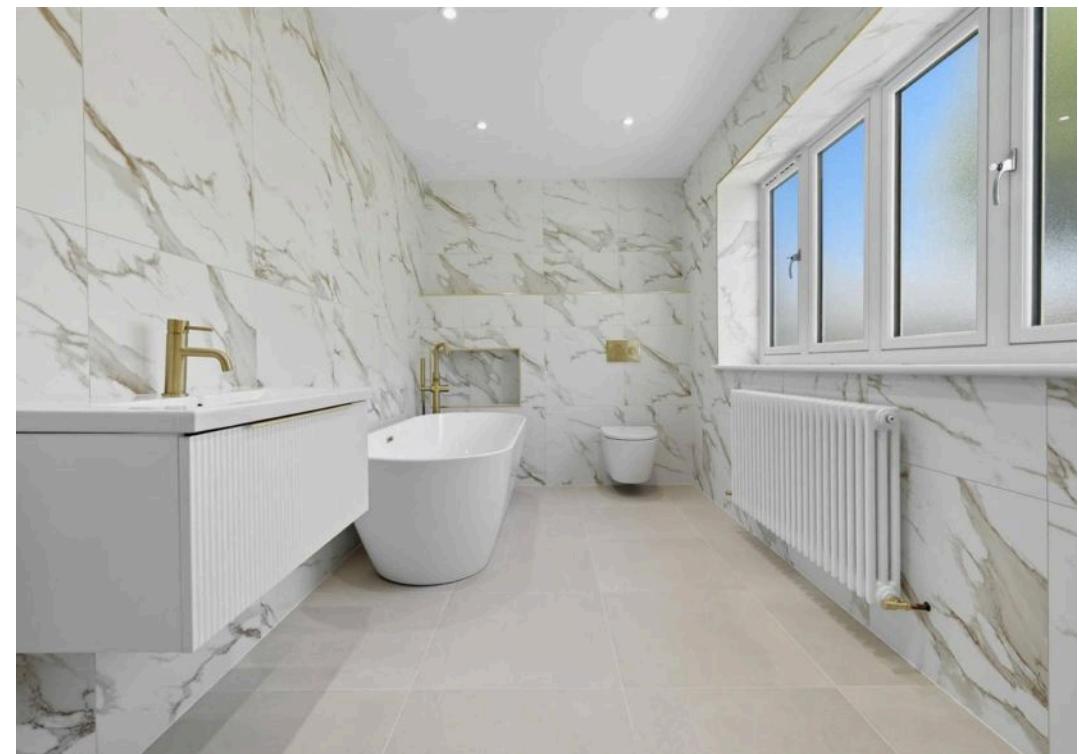
This striking new-build home in the heart of Purleigh Village has been designed with modern family living in mind. Beautifully finished to a high standard and filled with natural light, it offers a flexible layout across two floors. The property enjoys an enviable location overlooking the local vineyard and is just a short walk from Purleigh Primary School, the village shop, and the popular Purleigh Bell pub. Surrounded by open countryside yet within easy reach of Maldon and Chelmsford, the village setting provides the perfect balance of rural charm and everyday convenience.

On the ground floor, the spacious open-plan kitchen/lounge is flooded with natural light and connects seamlessly to the rear garden. A separate lounge offers a generous reception space, and the additional snug makes an ideal study or flexible fourth bedroom. The ground floor also includes a practical utility and a downstairs WC. Upstairs, three large double bedrooms provide plenty of room for the family, with the principal bedroom boasting an ensuite and views across the vineyard. A well-appointed family bathroom completes the accommodation.

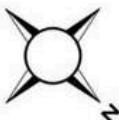
Externally, the property features two garden areas, a west-facing rear garden with patio and lawn, ideal for evening sun, and a south-facing side garden for added outdoor space. A private driveway provides parking for two cars, with further unrestricted on-street parking available. Families will also appreciate the excellent school catchment with Purleigh Primary and Chelmsford High School nearby.





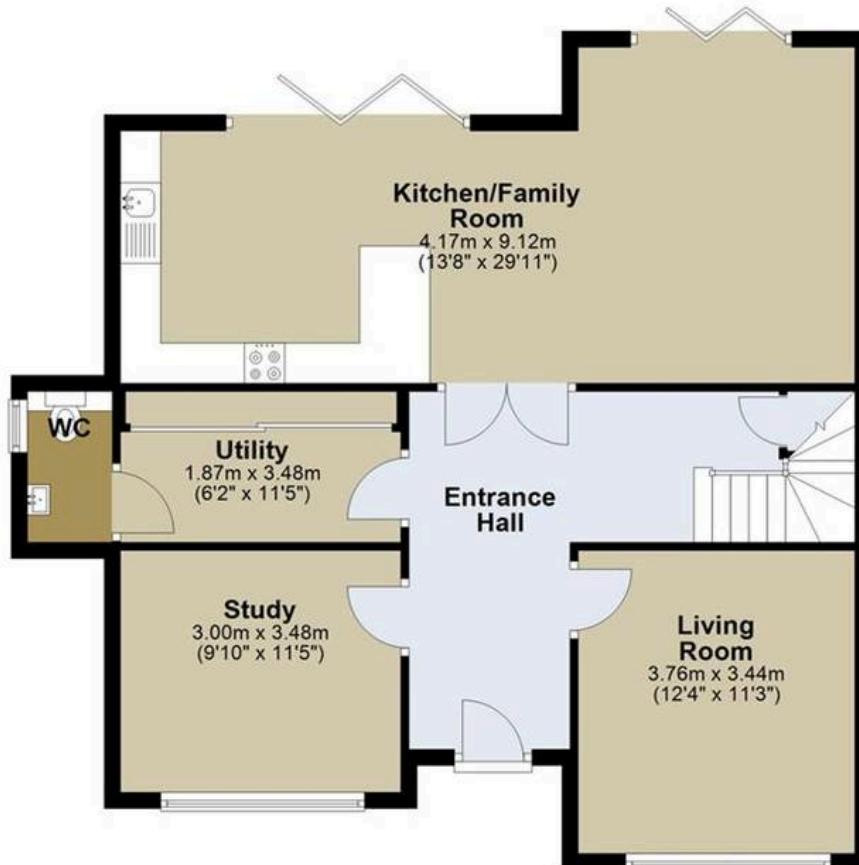






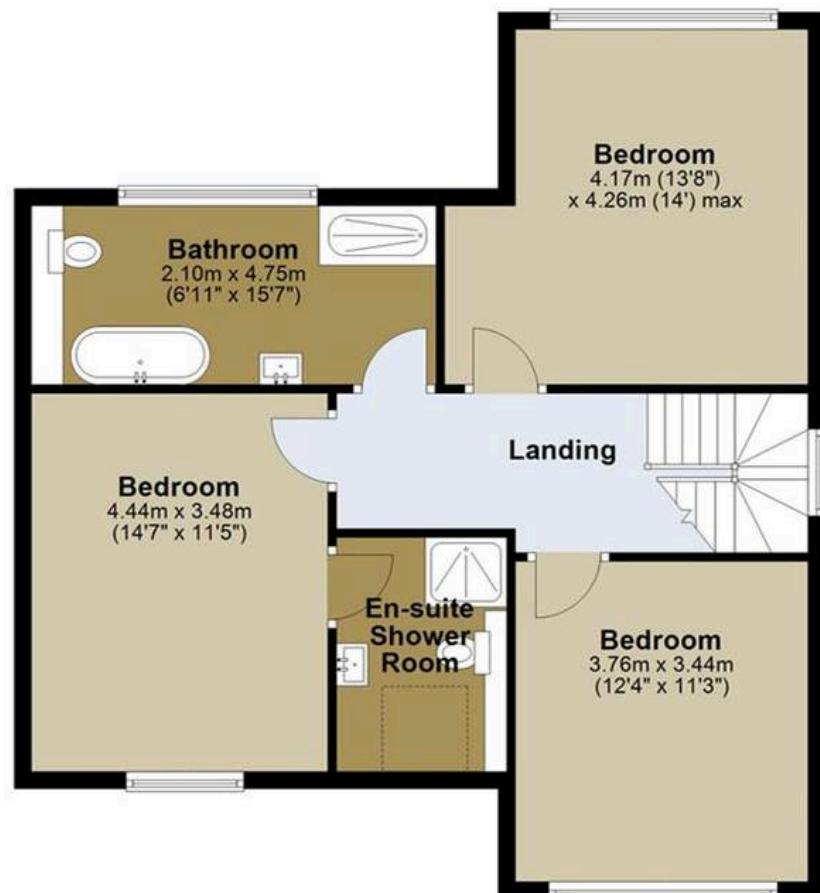
**Ground Floor**

Approx. 82.0 sq. metres (882.1 sq. feet)



**First Floor**

Approx. 72.0 sq. metres (775.2 sq. feet)



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# WALKERS

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