





# 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







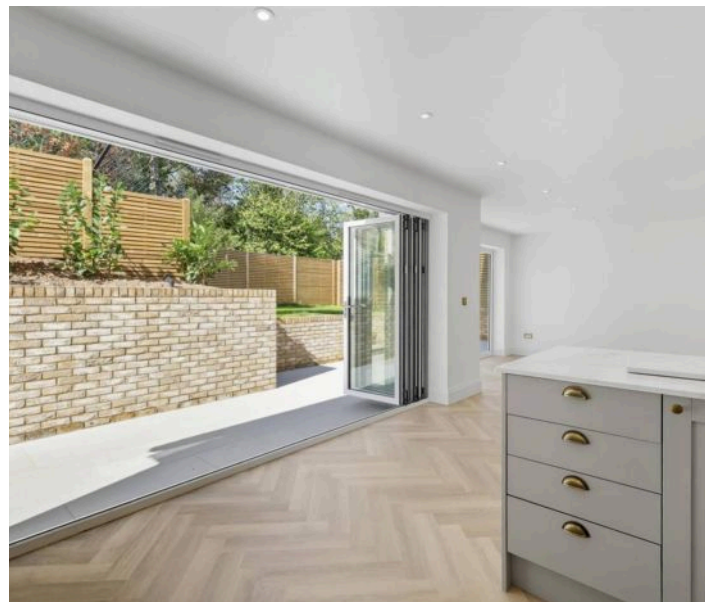
## Estella House, Pump Lane

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.

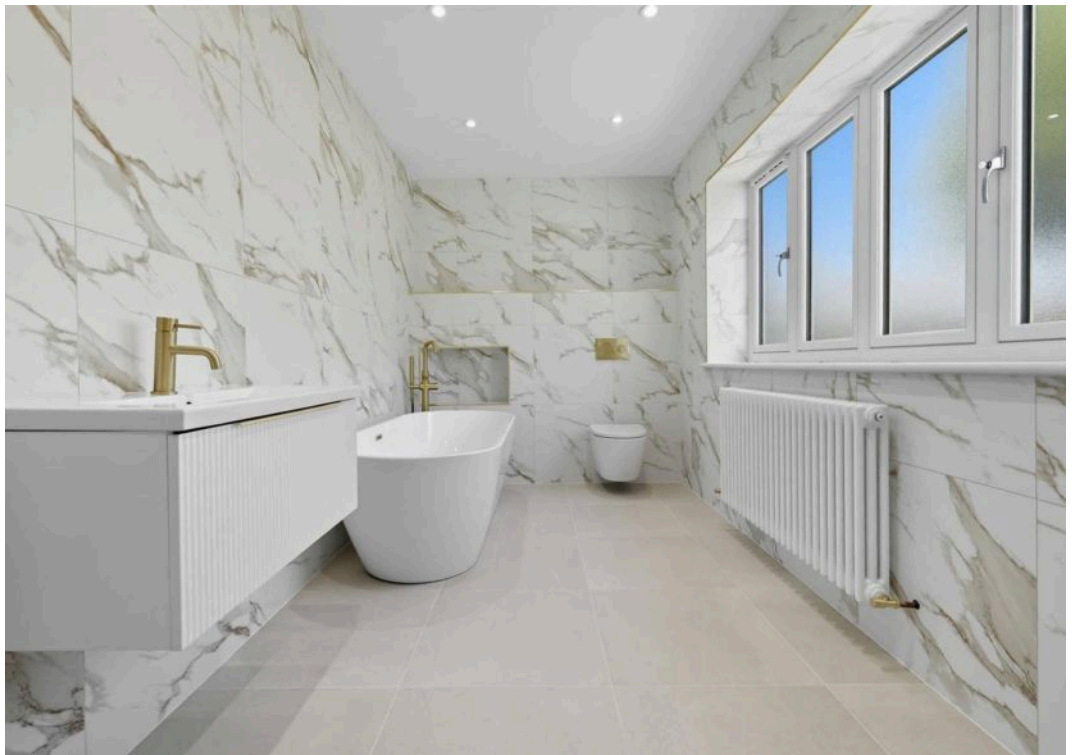
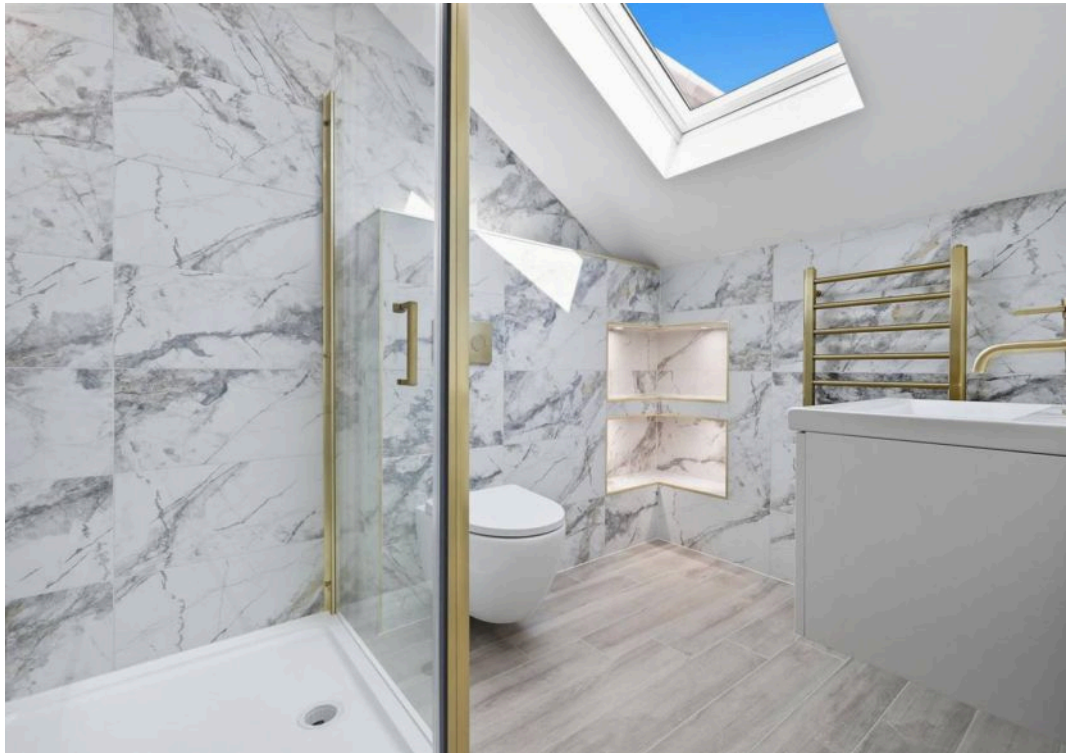
On the ground floor, the spacious open-plan kitchen/lounge is flooded with natural light and connects seamlessly to the rear garden. A separate lounge offers a generous reception space, and the additional snug makes an ideal study or flexible fourth bedroom. The ground floor also includes a practical 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





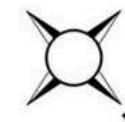






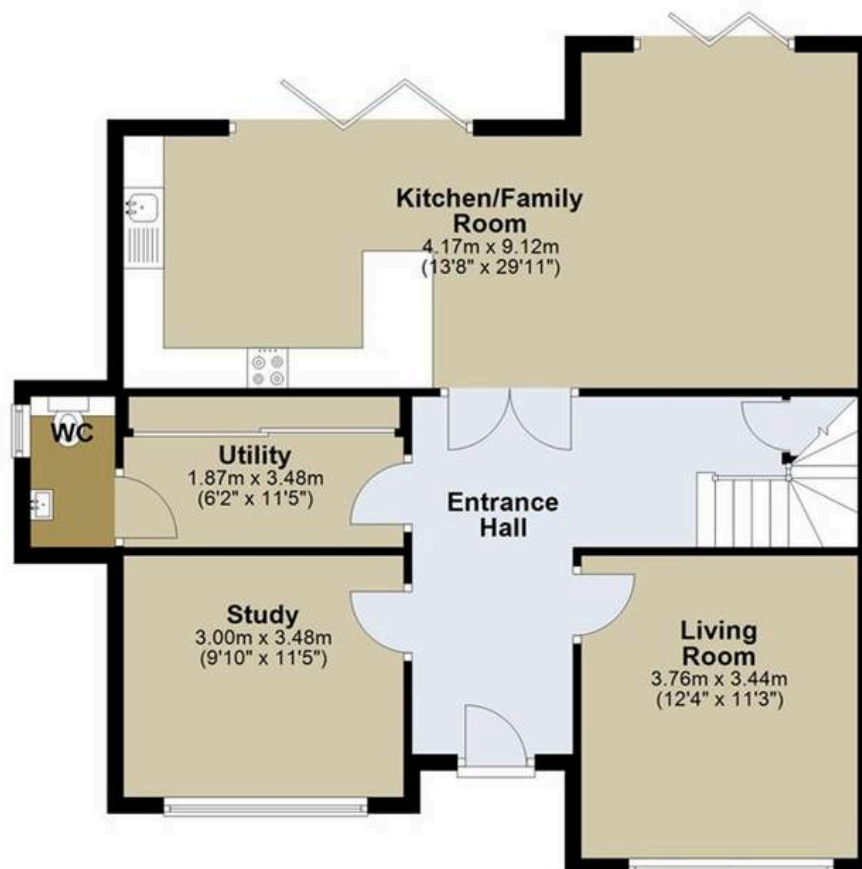






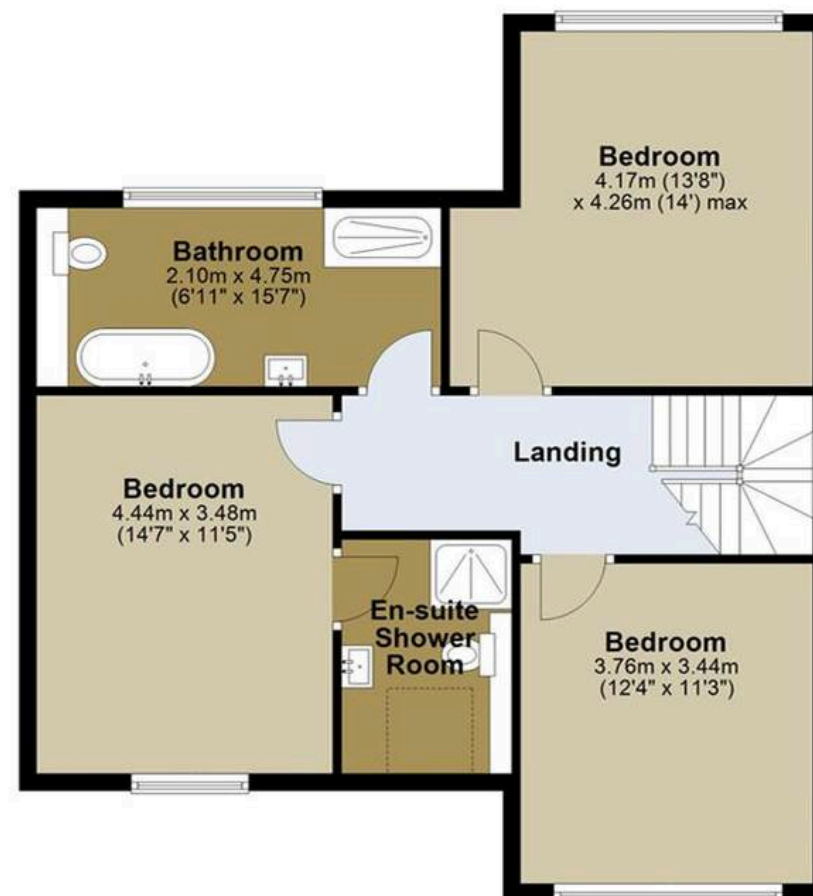
## Ground Floor

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



## First Floor

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



## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handling over the keys to excited buyers remains our favourite moment.

## Get In Touch



## Browse Properties



Contact Us  
01245 206000



Our Website  
[www.walkersstates.co.uk](http://www.walkersstates.co.uk)



Our Address  
The Spinney, 121 Main Rd, Danbury,  
Chelmsford CM13 4DL



[www.walkersstates.co.uk](http://www.walkersstates.co.uk)

# Walkers

People & Property

## Psst... Have you heard of Walkers discreet marketing?

Many people lose out on their dream home to someone in a better position. Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell.

That is why we have innovated a totally unique and highly confidential moving home solution to put you in a competitive position. Let us find you a buyer **without any advertising or pressure** and without the neighbours knowing.

Your secret is safe with us...

## Get in touch for a complimentary valuation.

Looking To Sell Or Let Your Home?

Book your free valuation to see how much your home is worth.