



Wharton Drive
Chelmsford Essex CM1 6BF
£875,000

Wharton Drive, Chelmsford, Essex CM1 6BF

Centred around the most superb extended kitchen/living space, with bi-fold doors to a superb entertaining garden, this Regency style home offers circa 3,000 sq ft of accommodation arranged over three floors, and offers a detached double garage behind electric gates with studio/gym/office above.

The approach to the property commences with a grand entrance door behind tall wrought iron railings. Internally, the central entrance hall offers a view through the impressive kitchen of 32ft in length, right through to the back of the garden. Ground floor accommodation includes a formal lounge, playroom/sitting room, utility room and cloakroom. The first floor provides an impressive master bedroom suite, as well as two bedrooms which share a 'Jack & Jill' bathroom. The second floor offers two large bedrooms and a beautiful bathroom with freestanding bath.

The kitchen/living space is a defining feature of this home; a true family area for cooking, dining, lounging and entertaining, enhanced by a part-vaulted ceiling and log burner. The kitchen area boasts a lantern room and full range of Neff appliances, including a coffee machine and self-cleaning ovens. With the bi-fold doors open, this space extends in to the professionally landscaped garden, which enjoys several seating areas, outdoor speakers and fantastic lighting.

The specification is of particular note, for example; underfloor heating in the kitchen; Rako smart lighting controls, a range of ceiling speakers (currently operated via a Sonos system); and comprehensive AV wiring connecting back to a central media stack. A large driveway is set behind solid, electric entrance gates.

Residents of Beaulieu Park are fortunate to enjoy many open spaces, and the location of this property in particular gives access within 50m or so to a recently landscaped parkland and intended new Deer Park, too. The current owners enjoy a 5km walk around Beaulieu/Beaulieu Heath, which conveniently passes a new Costa coffee shop!





ENTRANCE HALL

LOUNGE

19'5" x 10'10" (5.92m x 3.32m)

KITCHEN / FAMILY / DINING AREA

31'3" x 19'6" (9.55m x 5.95m)

UTILITY

8'2" x 6'4" (2.49m x 1.95m)

DRAWING ROOM

13'10" x 10'4" (4.22m x 3.15m)

CLOAKROOM

FIRST FLOOR LANDING

MASTER BEDROOM

22'8" x 10'11" (6.92m x 3.35m)

DRESSING AREA

ENSUITE BATHROOM

BEDROOM TWO

13'10" x 10'4" (4.23m x 3.15m)

BEDROOM THREE

12'9" x 9'5" (3.91m x 2.88m)

JACK AND JILL BATHROOM

10'8" x 6'7" (3.26m x 2.02m)

SECOND FLOOR LANDING

BEDROOM FOUR

14'2" x 13'6" (4.33m x 4.13m)

BEDROOM FIVE

15'5" x 10'4" (4.70m x 3.17m)

BATHROOM

10'9" x 8'9" (3.30m x 2.69)

DOUBLE GARAGE

18'8" x 18'2" (5.69m x 5.56m)

OFFICE / STUDIO - ABOVE GARAGE

18'9" x 18'0" (5.73m x 5.51m)





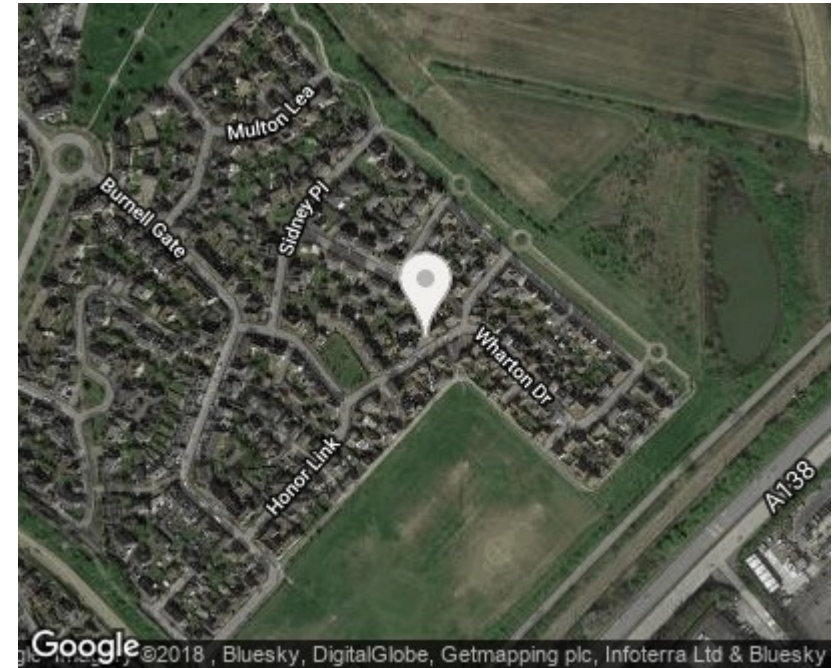
Wharton Drive, Beaulieu Park, Chelmsford

Approximate Gross Internal Area

289 Sq M/3105 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	73
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	66	69
EU Directive 2002/91/EC		

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