



PERIOD
HOMES

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Mill Road
Good Easter Essex CM1 4SL
£750,000

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GUIDE PRICE £750,000 - £775,000 - NO ONWARD CHAIN

GEORGIAN: A rare opportunity to acquire this recently restored period home with the added advantage and versatility of an attached one-bedroom, self-contained annexe. Mill House, as denoted in the Essex Records office, is a prominent home within the picturesque village of Good Easter having once thought to be the Post Office. Now renovated and restored, the home offers flexible and spacious accommodation with the ground floor offering several reception rooms, which offer multi-functionality, ideal for family living and entertaining together with the additional advantage of enjoying wonderful uninterrupted views across the Essex Way.

Approached to the side with a large paved driveway providing parking for several vehicles and a well tended traditional front garden with picket fencing. On entering you are aware of the time the home's current custodians have taken in preserving and enhancing the many features. A welcoming central entrance hallway leads into the newly refitted kitchen/breakfast room with an extensive range of high quality wall and base units, fitted appliances, double oven, induction hob and extractor canopy, dishwasher, fridge/freezer and space for laundry appliance. Across the hallway is a large reception room ideal for a dining and sitting room, divided by a feature fireplace with inset log burning stove. The home continues with an additional third reception, ideal as a family room or home office, which leads directly into the annexe.

To the first floor of Mill House there are four bedrooms, three doubles and one ideal for a study or nursery. These are all beautifully presented and served by the high quality four-piece family bathroom.

ENTRANCE HALL

KITCHEN / BREAKFAST ROOM

21'11" x 12'4" (6.70m x 3.77m)

DINING ROOM

12'5" x 7'8" (3.81m x 2.35m)

SITTING ROOM

13'8" x 12'5" (4.19m x 3.79m)

TERRACE

10'11" x 9'4" (3.35m x 2.87m)

LIVING ROOM

21'6" x 10'7" (6.57m x 3.24m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'9" x 12'7" (4.21m x 3.85m)

BEDROOM TWO

11'2" x 9'11" (3.42m x 3.04m)

BEDROOM THREE

10'5" x 9'11" (3.19m x 3.04m)

BEDROOM FOUR

7'0" x 5'7" (2.14m x 1.72m)

BATHROOM



Mill Road Good Easter, Chelmsford, Essex
 Approximate Gross Internal Area
 Main House = 127 Sq M/1365 Sq Ft
 Annexe = 89 Sq M/960 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.



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