

Beresfords

COUNTRY
& Village





KINGS COURT HOUSE

COOKSMILL GREEN | CHELMSFORD | ESSEX

Chelmsford City Centre with its excellent shopping facilities and mainline train station is within 5.5 miles/14 minute car journey (journey time to London Liverpool Street is within 34 minutes) Ingatestone mainline train station is within 5.7 miles | The renowned New Hall School is within 6 miles | Stansted airport is within a 34 minute car journey |

A stunning Grade II listed family residence, immaculately presented throughout offering five double bedrooms, two with en suite facilities and a further family bathroom, four reception rooms including a fantastic vaulted kitchen/breakfast room with a separate utility room, a triple aspect living room with adjoining study, formal dining room currently and further snug. Approached via an impressive private driveway, set back from the road and on an excellent plot of circa 1 acre (stls) offering the most outstanding and rare rolling countryside views. EPC Exempt.

- Five double bedrooms
- Two En Suite's
- Family Bathroom

- Part vaulted kitchen/breakfast room
- Triple aspect living room
- Formal dining room

- Separate utility room
- Snug
- Detached Double Garage

- Further cart lodge and store
- Plot of circa 1 acre (stls)
- Outstanding countryside views



Description:

Internally the property offers a wealth of character features that you would expect from a property of this period with exposed beams and high ceilings. The accommodation to the ground floor comprises in brief a spacious entrance hall with original parquet flooring offering access to a stunning triple aspect living room with wood burner, lovely views to both the front and rear and adjoining study offering the most enviable views of the formal gardens and farmland beyond, a good size formal dining room, an outstanding part vaulted kitchen breakfast room with high specification appliances. Three sets of doors out to the rear gardens with again excellent views, a fantastic size utility room with fitted appliances including a secondary oven, wine chiller and butler sink offering convenient rear access and a further family room completes the ground floor accommodation.

To the first floor there are five double bedrooms two with en suites and one that serves as a good size dressing room, of particular note the master suite with a double aspect double bedroom and en suite with bath and shower, an immaculate family bathroom services the remaining bedrooms.

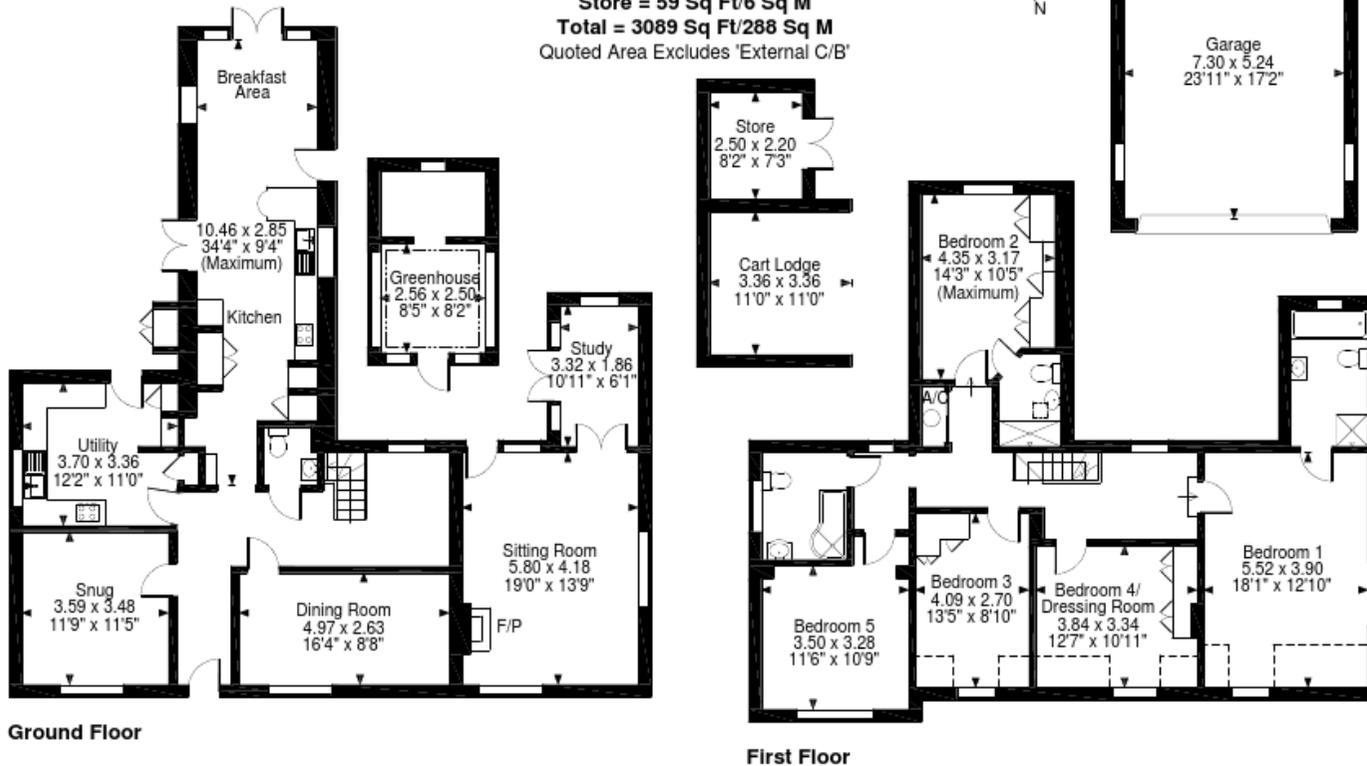
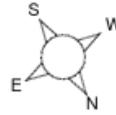


Externally the property is well set back off the road and is approached via an extensive driveway to a double garage and ample parking space, the grounds of 1 acre (stls) are well kept and mainly laid to lawn with a kitchen garden, greenhouse and the most magnificent panoramic views of rolling farmland and countryside to the rear of which are truly unique.



Kings Court House, Cooksmill Green, Chelmsford

Approximate Gross Internal Area
 Main House = 2381 Sq Ft/222 Sq M
 Garage = 534 Sq Ft/49 Sq M
 Greenhouse = 115 Sq Ft/11 Sq M
 Store = 59 Sq Ft/6 Sq M
 Total = 3089 Sq Ft/288 Sq M
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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