



PORCHLEIGH COTTAGE COLE HILL, CHELMSFORD CM3

GUIDE PRICE £650,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** OUTSTANDING FARMLAND VIEWS **** Nestled on the outskirts of the charming village of Great Leighs, Chelmsford, this delightful semi-detached cottage offers a perfect blend of traditional character and modern convenience. With FOUR spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

As you enter, you are greeted by THREE inviting reception rooms, each exuding warmth and character, making them perfect for both relaxation and entertaining. The newly fitted shaker-style kitchen is a true highlight, combining functionality with a classic aesthetic, ensuring that cooking and dining experiences are both enjoyable and memorable.

The property boasts a generous south-facing garden, providing a sun-drenched outdoor space that is perfect for gardening enthusiasts or those who simply wish to bask in the sunshine. The stunning views of the surrounding farmland from all aspects of the home create a serene backdrop, enhancing the peaceful atmosphere that this property offers.

For those with multiple vehicles, the ample driveway area for multiple vehicles is a significant advantage, ensuring convenience for family and guests alike.

This quintessentially British cottage is not just a house; it is a home filled with character and charm, waiting for its new owners to create lasting memories. With its idyllic location and outstanding features, this property is a rare find in the heart of the Essex countryside. Do not miss the opportunity to make this enchanting residence your own.



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, storage cupboard, doors to;

Cloakroom

Hand wash basin, WC, stain glass window, radiator

Living Room 22'11" x 14'5" (7.0 x 4.4)

Double glazed windows to front & rear aspect, engineered oak flooring throughout with central exposed inglenook fireplace with oak mantelpiece, french doors to side aspect overlooking pristine gardens

Utility Room 9'2" x 6'6" (2.8 x 2.0)

Double glazed window & door to rear aspect, plumbing for Washing machine

Dining Room/Sitting Room 16'8" x 9'10" (5.1 x 3.0)

Double glazed window to front aspect, carpet flooring, open fireplace

Breakfast Room 11'5" x 10'9" (3.5 x 3.3)

Engineered oak flooring, double glazed window to rear aspect, fitted cast iron stove inset to fireplace, opening to;

Kitchen 10'5" x 8'2" (3.2 x 2.5)

Re-fitted Magnet kitchen with solid oak shaker style units, with composite work surfaces with matching up-stands, double glazed window & door to rear aspect, oversized butler sink with mixer tap, integral dishwasher, double oven, four ring induction hob, fridge-freezer and wine cooler.

FIRST FLOOR

Landing

Carpet flooring, window to front aspect, fitted cupboard, doors to;

Bedroom One 16'0" x 9'10" (4.9 x 3.0)

Carpet flooring, double glazed window to front aspect, feature cast iron fireplace, door to;

Dressing Room

Walk in dressing room with fitted shelving units, door to;

Jack & Jill En-Suite

Tiled flooring, double glazed window to rear aspect, bath with shower attachment above, WC, bidet, pedestal hand wash basin

Bedroom Two 16'8" x 11'1" (5.1 x 3.4)

Carpet flooring, feature cast iron fireplace, double glazed window to side aspect

Bedroom Three 13'5" x 11'5" (4.1 x 3.5)

Carpet flooring, double glazed window to side aspect, feature cast iron fireplace

Bedroom Four 8'10" x 7'3" (2.7 x 2.21)

Laminate flooring, double glazed window to rear aspect

Bathroom

Double glazed window to rear aspect, corner shower enclosure, separate bath, hand wash basin inset to vanity unit, tiled flooring

EXTERIOR

Garden

Well maintained established gardens adjoining open farmland, with mature hedgerow borders, incorporating established flowerbeds, laid largely to lawn

Double Garage

Detached Double garage with 2 x up and over doors, with driveway area to front with ample space for several vehicles.

NOTES

The property further benefits from reduced energy costs via recently installed Solar panels which are owned by the property and included within the sale.

Area Map

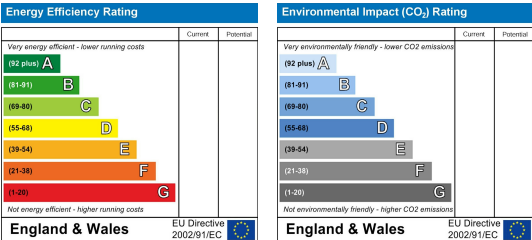


Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

