



**Robins Barn Burnham Avenue, Cold Norton, Chelmsford, CM3 6HS**  
**Offers in excess of £1,250,000**



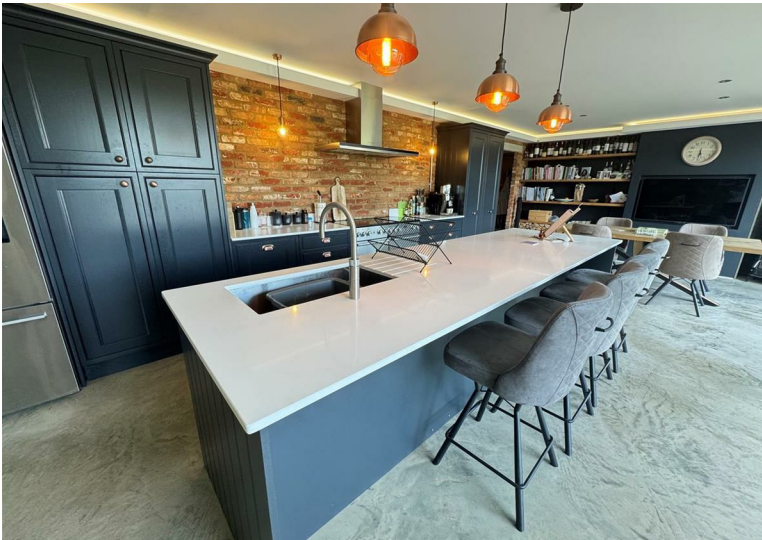
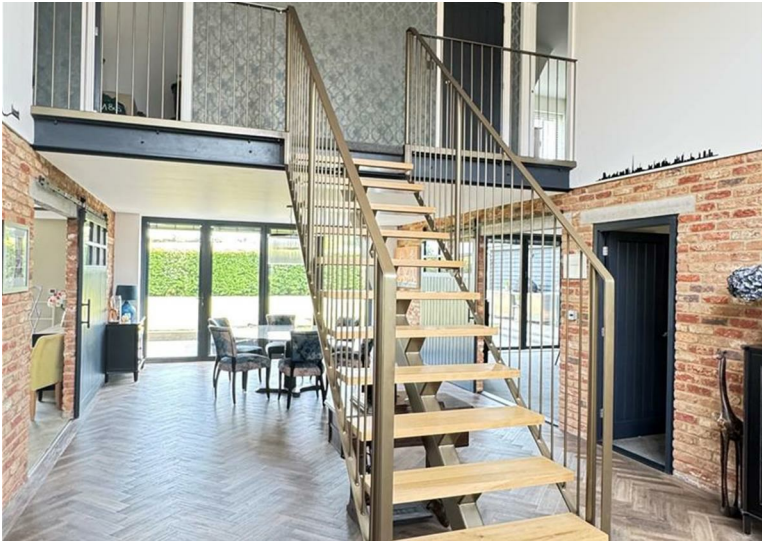
## STUNNING BARN-STYLE HOME BLENDING TRADITIONAL CHARM WITH MODERN LUXURY

St George Homes proudly presents this exceptional and unique residence, completed in 2020 and built to the highest standards. With its classic barn-style exterior and sleek, contemporary interior, this property offers the perfect blend of traditional aesthetics and modern living.

Step inside to a breath-taking grand reception hall, featuring a floating staircase that sets the tone for the rest of the home. The expansive 34' x 17' kitchen/family room serves as the heart of the home—ideal for both everyday living and entertaining. Additional ground floor highlights include a spacious lounge, a separate office, utility room, cloakroom, and a guest suite with en-suite bathroom—perfect for visitors or multi-generational living.

Upstairs, you'll find four well-appointed bedrooms. The main bedroom offers a sleek en-suite and a spacious walk-in wardrobe. Two further bathrooms complete the first-floor accommodation.

Externally, this exceptional home is tucked away at the end of a private drive and approached via electric gates, offering both security and privacy. The grounds include extensive parking, a detached garage, and a first-floor games room—ideal for leisure or conversion to further accommodation (STPP). The secluded rear garden backs directly onto open farmland, featuring a large patio area and manicured lawn, perfect for outdoor living.



**ACCOMMODATION**

**GRAND RECEPTION HALL**

Double opening doors with side windows leading to this most welcoming reception hall with vaulted ceiling, central floating staircase leading to the galleried landing, floor to ceiling barn style window to front & Bi-folding doors to rear, Amtico flooring, brick facing walls, underfloor heating, power points, two large cloaks cupboards,

**CLOAKROOM**

UPVC double glazed window to front, quality white suite comprising low level wc, vanity wash hand basin with storage below, tiled floor with matching splash backs, underfloor heating, spot lighting & extractor,

**OFFICE**

11'1 x 10'6 plus door recess (3.38m x 3.20m plus door recess)  
UPVC double glazed window to front, brick facing wall, under floor heating, power points, Amtico flooring

**BEDROOM 5**

13'3 x 12'9 (4.04m x 3.89m)  
UPVC double glazed window to front, spot lighting, underfloor heating, brick facing wall, power & TV points,

**EN-SUITE SHOWER ROOM**

White suite comprising shower cubicle with glazed door and rainfall shower & hand attachment, low level wc, vanity wash hand basin with cupboards below, splash back tiled walls & complimentary tiled floor having under floor heating, spot lighting, extractor, heated towel rail,

**L SHAPED LOUNGE**

30'5 x 24' (9.27m x 7.32m)  
Double aspect room with upvc double glazed window to front & Bi-Folding doors to rear, corner wood burner with raised hearth & slate surround, spot lighting, under floor heating, power & Tv points, brick facing wall

**KITCHEN/FAMILY ROOM**

34'5 x 17'6 (10.49m x 5.33m)  
Two sets of double glazed Bi-Folding doors to rear, fitted with a quality range of eye level & base level units with matching island with quartz stone work tops having inset sink & Quooker hot tap, breakfast bar, range cooker & Fisher Paykel extractor, American style fridge freezer, integrated dishwasher, wine cooler, polished concrete floor with underfloor heating, brick facing & media wall with recessed TV fitted shelving & corner wood burning stove, spot \* pelmet lighting, power points,

**UTILITY ROOM**

17'3 x 7'3 (5.26m x 2.21m)  
UPVC double glazed window to front & door to side, fitted eye level & base level units, solid wood block work tops incorporating sink/drain, integrated fridge/freezer, polished concrete floor, plumbing for washing machine & space for tumble dryer, ample power points, underfloor heating, spot lighting, power points, splash back tiling, extractor fan

**GALLERIED LANDING**

Feature barn style window to front & vaulted ceiling, storage/airing cupboard, power points, spot lighting,

**BEDROOM 1**

26'5 x 18' (8.05m x 5.49m)  
UPVC double glazed window to rear with delightful countryside views, further Skylight windows to front, column radiators, spot lighting, Tv & power points

**WALK IN WARDROBE**

12'2 x 7'8 (3.71m x 2.34m)  
Fitted hanging rails & shelving, power points, spot lighting

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to side, white suite with large walk in shower with glazed door & screen rainfall shower & hand attachment, his & her wash hand basins having cupboards below, low level wc, spot lighting, extractor fan, splash back & panelled walls, complimentary tiled floor,

**BEDROOM 2**

18'8 x 16' (5.69m x 4.88m)  
UPVC double glazed window to rear, fitted wardrobes & drawer units, column radiator, power & Tv points, spot lighting,

**EN-SUITE SHOWER ROOM**

Sky light window to front elevation white suite comprising glazed shower cubicle, low level wc, vanity wash hand basin with storage below, heated towel rail, part tiled walls & complimentary tiled floor, spot lighting, extractor fan,

**BEDROOM 3**

17'8 x 11'7 (5.38m x 3.53m)  
UPVC double glazed window to rear with uninterrupted countryside views, column radiator, power points, spot lighting,

**BEDROOM 4**

13'6 x 11'9 (4.11m x 3.58m)  
UPVC double glazed window to rear, media/storage cupboard, spot lighting, radiator, power points,

**FAMILY BATHROOM**

UPVC double glazed window to front, luxury suite comprising freestanding half moon bath with wall mounted mixer taps, shower cubicle, low level wc, vanity wash hand basin with cupboards below, part tiled walls & complimentary tiled floor, column radiator, spot lighting, extractor fan

**OUTSIDE**

Set in a private setting within a most generous plot backing private farm land

**REAR GARDEN**

Secluded garden with a large slate patio area leading to lawn with establish raised shrub beds & boundary hedgerows, lighting & tap, access to front and side drive, circular all weather gazebo,

**FRONT GARDEN**

Approached by an electrically operated five bar farm gate leading to shingle & block paved, drive providing extensive parking & access to garage established shrub beds,

**DETACHED DOUBLE GARAGE & GAMES ROOM**

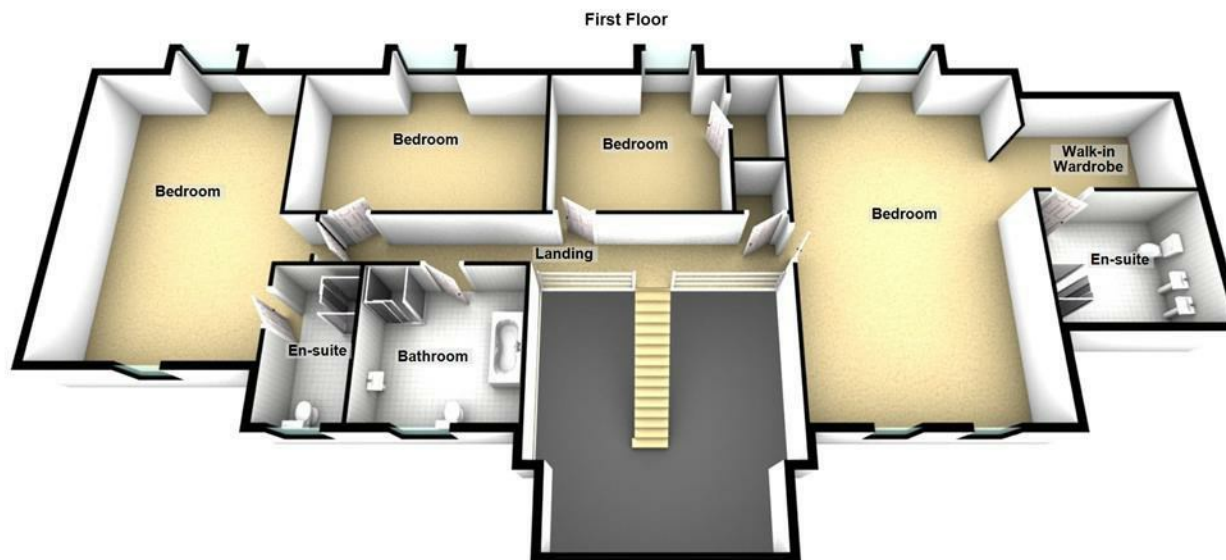
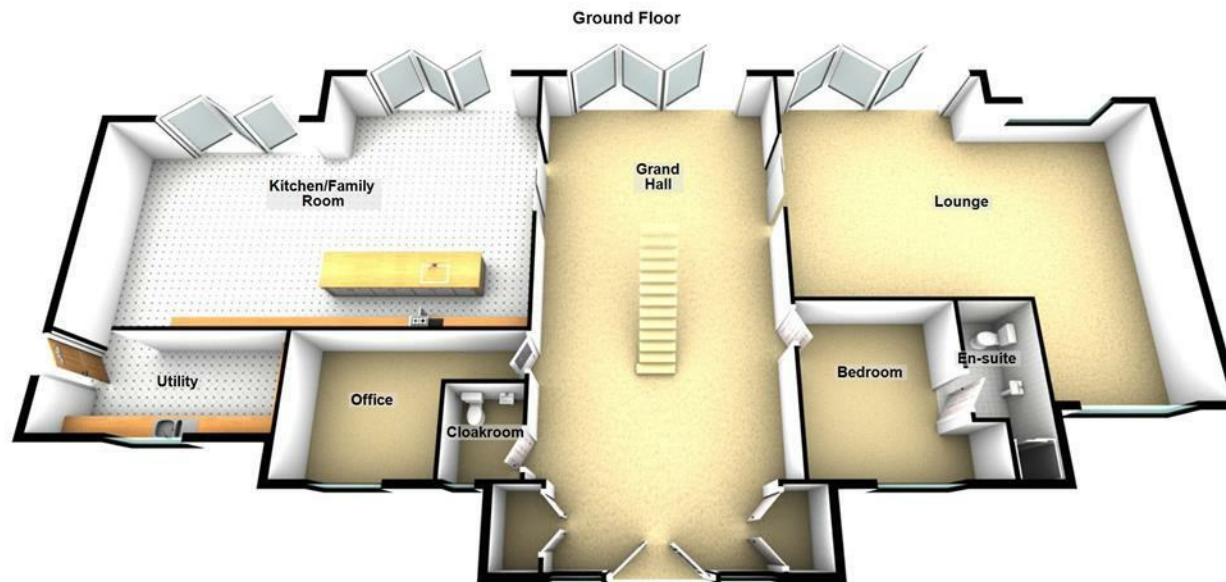
25 x 24'6 (7.62m x 7.47m)  
Two sets of double opening doors to front & further door to side, lighting & power points, external air sourced heating system & stairs to first floor games room,

**GAMES ROOM**

23'6 x 15'6 (7.16m x 4.72m)  
Sky light window to side, extensive eves storage, insulated walls & ceiling, hard wired wi-fi, alarm, lighting & power points,







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 99        |
| (81-91) B                                                       | 86      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |