



Braddocks
Chignal St. James | Chelmsford | Essex | CM1 4TZ

Braddocks

Welcome to Braddocks a beautifully presented five-bedroom detached residence set in the highly sought-after village of Chignal St. James. Tucked away behind secure electric gates, this exceptional home offers the perfect blend of privacy, space, and stylish family living. Built circa 2001, this stylish house extends to over 3,600 sq. ft. of versatile living and leisure accommodation. The property features a triple cart lodge, separate Barn incorporating workshop and gym with an impressive studio/music room above – ideal for hobbies, fitness or working from home.

Surrounded by meticulously maintained gardens and enjoying views over the rolling countryside, this is a tranquil retreat, whilst within easy reach of Chelmsford's vibrant city centre and excellent rail links into London Liverpool Street.

Step inside and a welcoming reception hall sets the tone for this impressive home, featuring wood flooring, coat storage and a cloakroom/WC. From here, three versatile reception rooms provide flexibility for modern family living. The 27ft. triple-aspect main reception room is a true centrepiece, with a fireplace housing a Clearview Vision 500 wood-burning stove and French doors that open directly onto the rear garden. The family/dining room also enjoys French doors to the sun terrace, while a snug/home office to the front aspect offers a private retreat for work or relaxation.

At the heart of the home lies the stunning 31ft. kitchen/breakfast room, designed with both style and practicality in mind. Generously proportioned, it features a central island with breakfast bar, granite worktops, and handcrafted luxury cabinetry housing a range of integrated Neff appliances including ovens, fridge/freezer and dishwasher. Underfloor heating adds to the comfort, while French doors lead out to the garden – an ideal space for summer gatherings. A well-planned utility room sits just off the kitchen and provides direct access outside.

The first floor offers five generously sized bedrooms, two with en-suites, providing comfort and flexibility for family life. One bedroom is currently arranged as a home office, ideal for remote working or quiet study, while the remaining rooms benefit from excellent natural light and adaptable space to suit individual needs.

The principal bedroom is a stylish retreat, complete with a contemporary en-suite shower room and extensive built-in storage. The second bedroom also enjoys its own en-suite shower room, while a sleek family bathroom serves the remaining bedrooms. Ample storage throughout further enhances the practicality of the home.

















Set within a beautifully landscaped plot of approximately 0.65 acres, surrounded by open countryside that creates a sense of peace and privacy. The property is approached via an electric-gated entrance leading onto a sweeping driveway and a handsome three-car oak-framed cart lodge with tiled roof. To the rear, a generous sun terrace provides the perfect setting for outdoor relaxation and entertaining, while the charming Breeze House offers a covered al fresco dining area, complete with power and lighting for year-round enjoyment. The gardens are thoughtfully designed and meticulously maintained, enhancing the tranquil setting of this exceptional home being well tended with lawns, flower and shrub borders with a dedicated vegetable growing area and fruit trees – a wonderful way to enjoy home grown produce.

The Den is a two-storey timber-framed Barn, currently featuring a good sized workshop space, adjacent room used as a gym and first floor music room/studio space, providing a quiet retreat away from the main house.

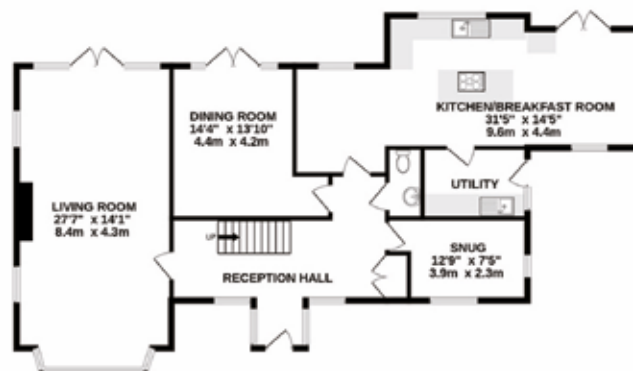
The property is double glazed throughout, an alarm and CCTV fitted, Barn has power (water can be connected).

The location of Braddocks is perfect for semi-rural family life with the surrounding open countryside offering leisurely walks, with Hylands Park within easy reach, Writtle Village and the extensive facilities in Chelmsford including rail services and renowned Grammar Schools and private schools. Felsted School is just under 10 miles distant.

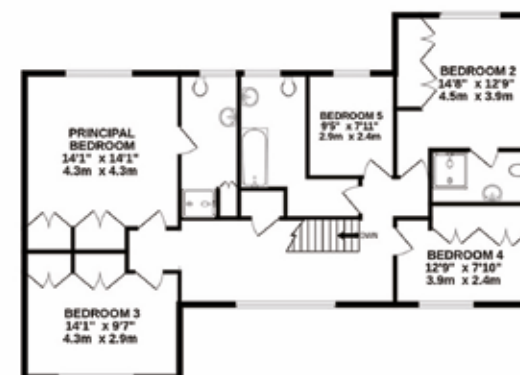




GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



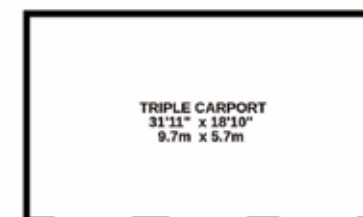
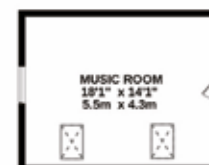
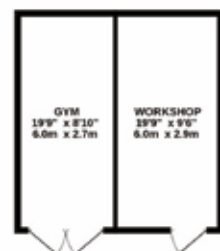
1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



OUTBUILDING
363 sq.ft. (33.7 sq.m.) approx.

OUTBUILDING 1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.

CARPORT
509 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 3604 sq.ft. (334.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band: H
Tenure: Freehold

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