

oakheart

£1,600,000

Offers In Excess Of  
Old Lodge Court, Chelmsford



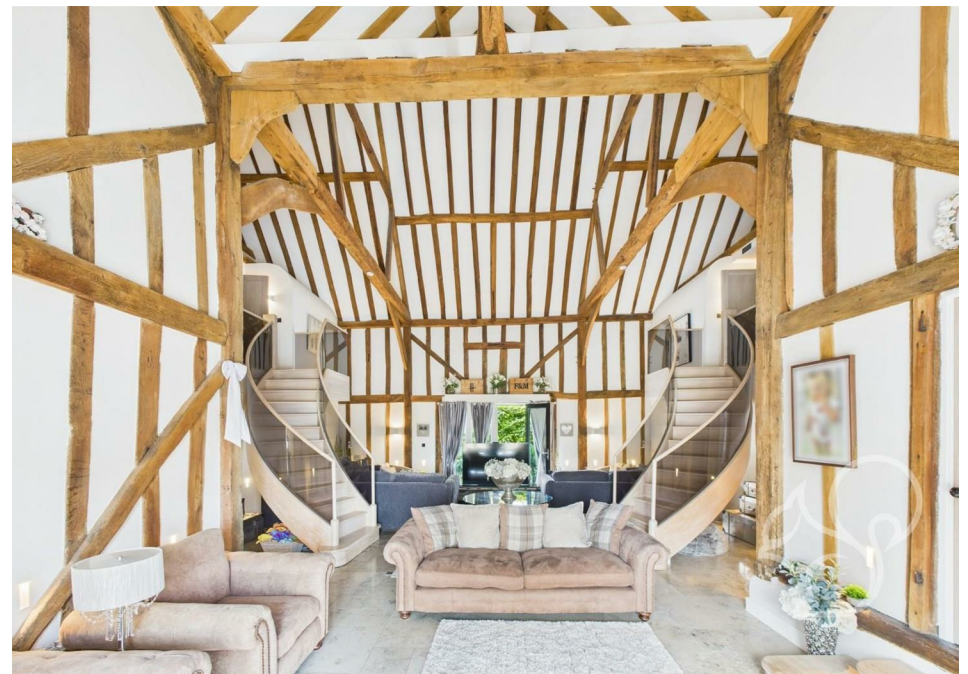
Nestled in the heart of Beaulieu Park, Chelmsford, Old Lodge Court presents an exceptional opportunity to acquire a modern barn conversion that seamlessly blends contemporary living with rustic charm. Built in 2017, this impressive residence boasts a generous 3,552 square feet of living space, making it ideal for families seeking both comfort and style.

The property features four well-appointed double bedrooms, including en-suite bathrooms, convenience and privacy are assured for all residents. The heart of the home is enhanced by three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this property is the beautifully landscaped, south-facing garden, which offers a delightful outdoor space for relaxation and recreation. The garden is complemented by car ports and ample parking for up to six vehicles, ensuring that both residents and visitors are well accommodated.

For those who appreciate modern comforts, the principal bedroom and snug are equipped with air-conditioning, providing a refreshing escape during warmer months. Additionally, the property is fitted with an electric vehicle charger, catering to the needs of eco-conscious homeowners.

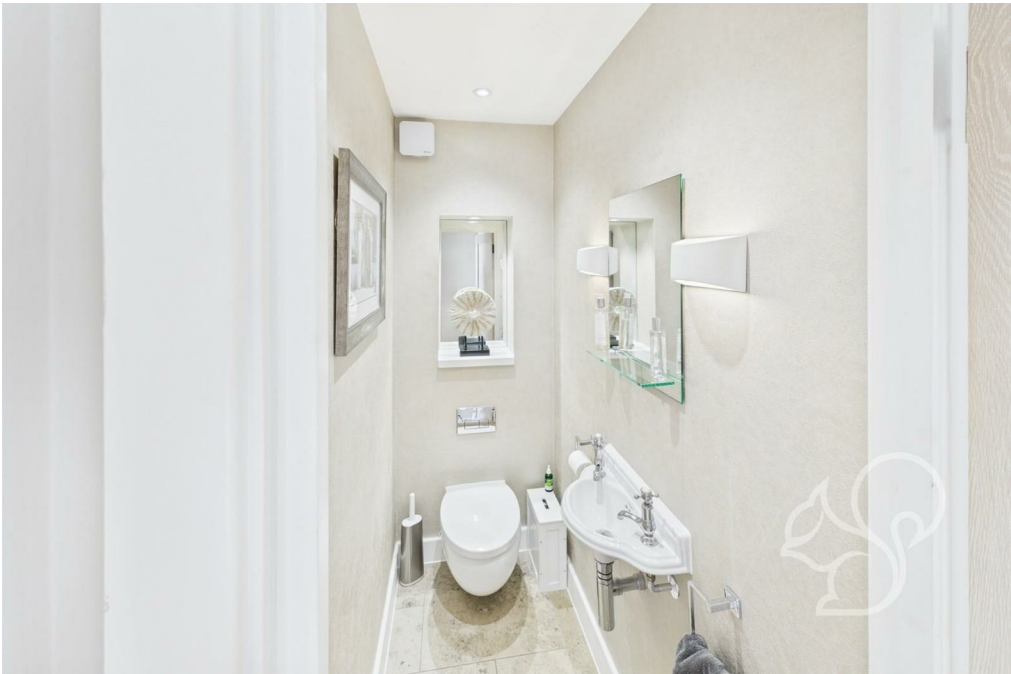
Old Lodge Court is not just a house; it is a home that offers a perfect blend of luxury, practicality, and modern living in a desirable location. This property is a must-see for anyone looking to settle in Chelmsford.





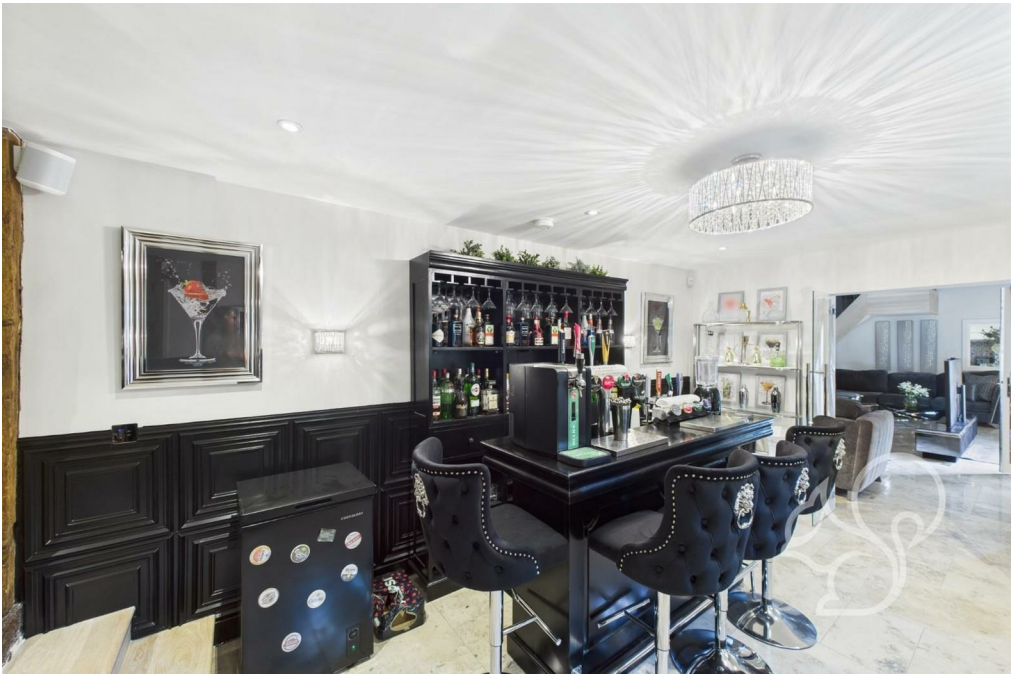














**LAUNDRY**  
*Symbols Guide*

Wash	Do Not Wash	Dry Clean	Do Not Dry Clean
Machine Wash	Machine Wash Cold	Machine Wash Hot	Machine Wash Extra Warm
Fast Dry	Fast Dry	Do Not Iron	Do Not Iron

Remember to check your pocket  
it all comes out in the end

**LAUNDRY ROOM**  
*Service, Do It Yourself!*



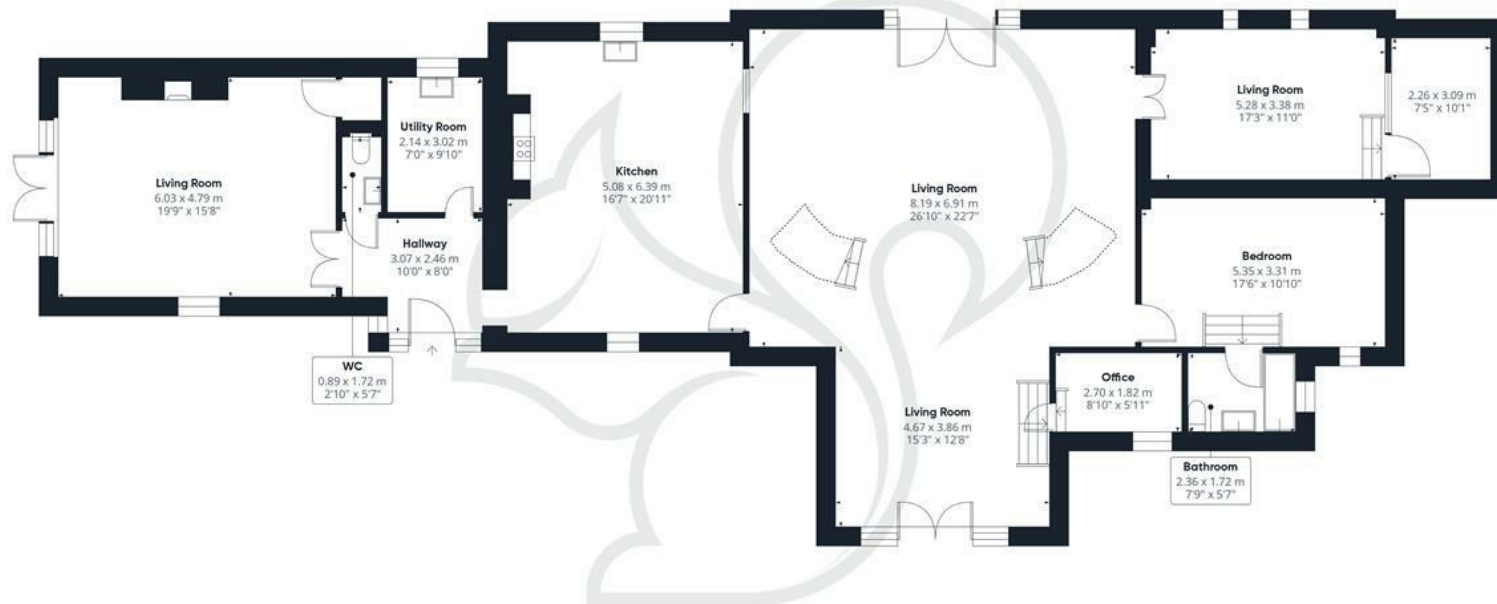








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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

277.9 m<sup>2</sup>

2993 ft<sup>2</sup>

Reduced headroom

6.6 m<sup>2</sup>

71 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

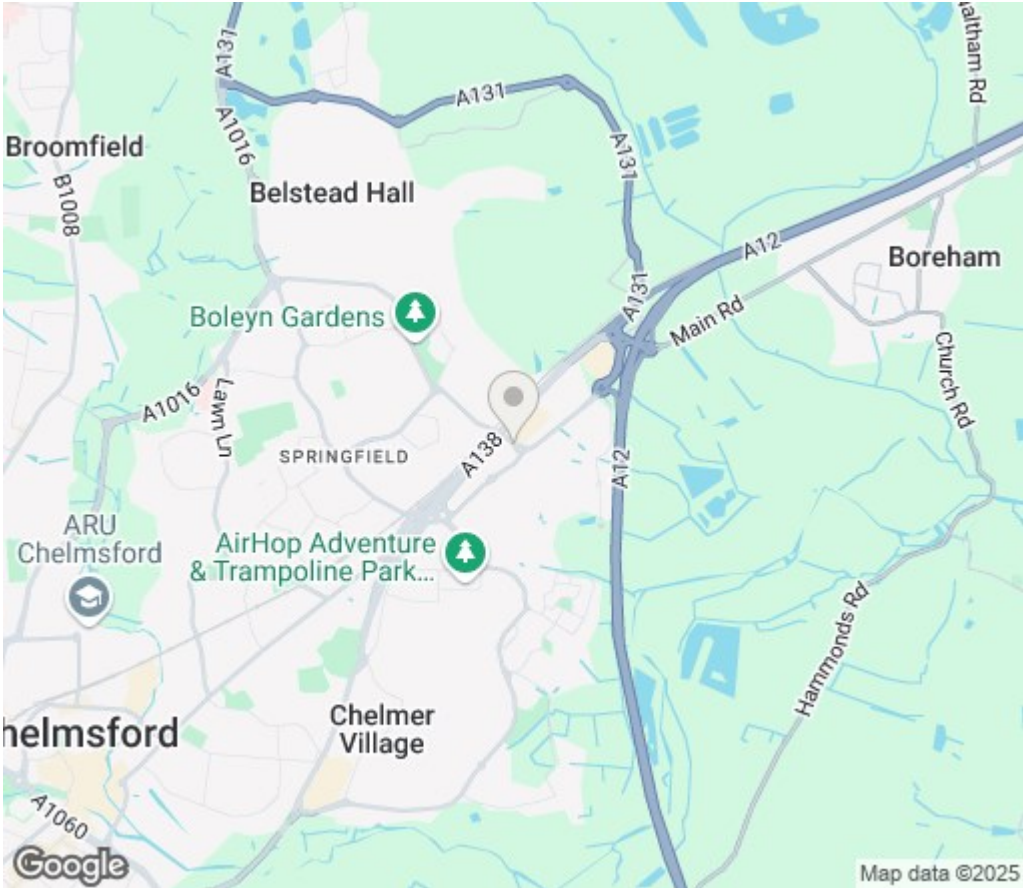
GIRAFFE360



Local Authority:  
Chelmsford City Council

Tenure:  
Freehold

Council Tax Band:  
H



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.



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