



oakheart

£1,250,000

Price Guide

Kilnfield Barns, Chignal Road

**** GUIDE PRICE £1,250,000 – £1,350,000 **** A remarkable opportunity awaits at Kilnfield Barns, with this outstanding four-bedroom home combining distinctive barn heritage and stylish contemporary living. Arranged over two spacious floors and offering approximately 2,475 sq ft of thoughtfully designed space, this unique residence benefits from a wonderful wraparound garden and spectacular countryside views, delivering rural tranquility just three miles from Chelmsford's vibrant centre.

Entered via secure electric gates, the development offers privacy and exclusivity with nearly two acres of communal meadowland, landscaped gardens, courtyard and natural ponds. Quality and craftsmanship are evident throughout, from the powder-coated aluminium windows and hand-painted timber doors with elegant ironmongery, to the oak staircase and glass balustrade that make a memorable first impression. The heart of the home is the bright, open-plan kitchen, dining, and living area, enhanced by Mandarin stone and engineered oak flooring, bespoke finishes and an abundance of natural light. The handmade Thomas Hammond kitchen features luxury quartz worktops and high-end Siemens appliances, with a separate utility for practical day-to-day living. Additional ground floor spaces include a private study and a cloakroom.



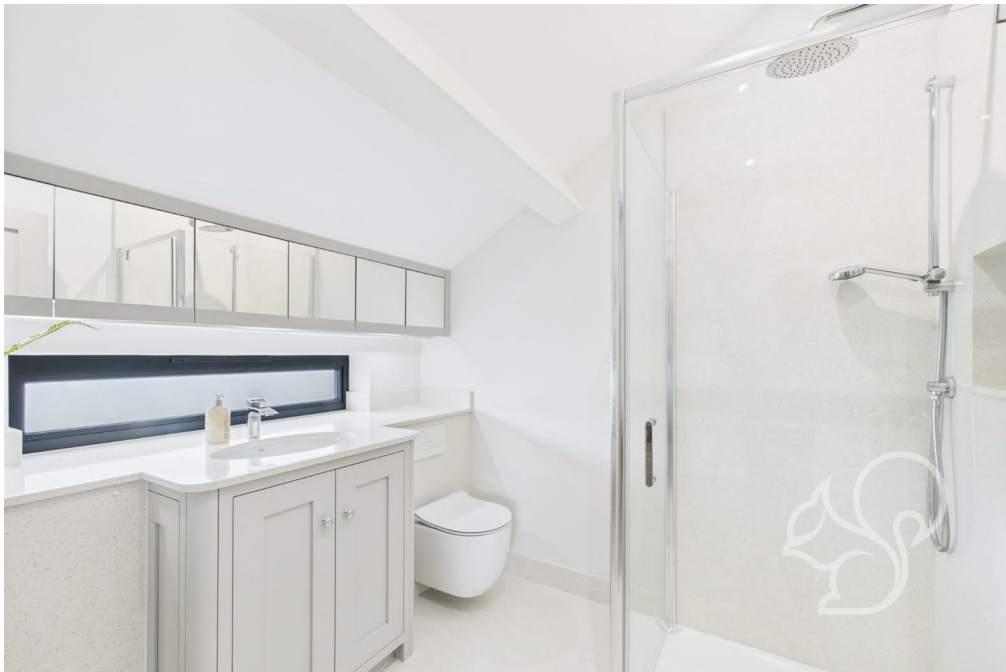






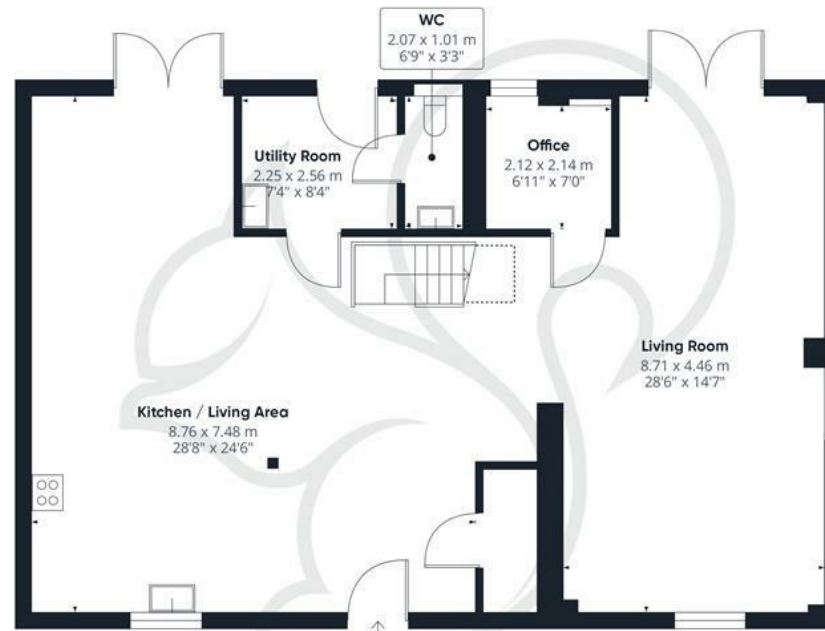




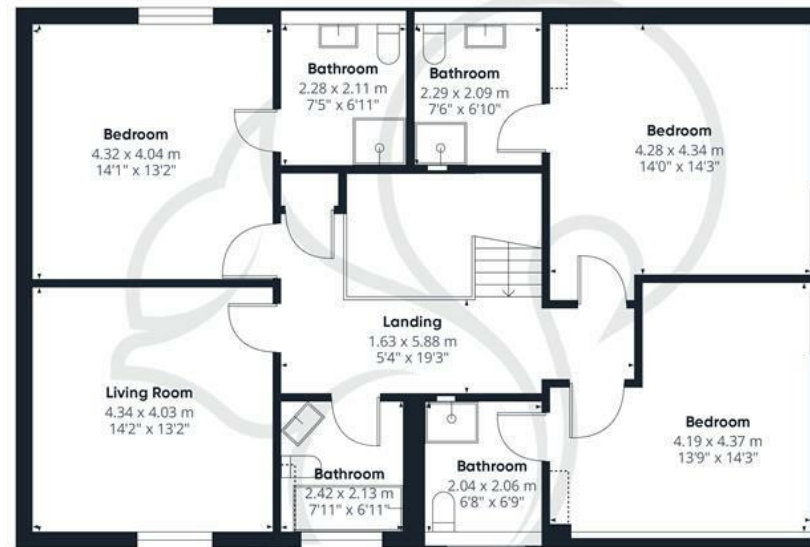




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

213.6 m²

2300 ft²

Reduced headroom

2.4 m²

26 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Chelmsford

Tenure:
Freehold

Council Tax Band:
G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(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	

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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