

MILLERS

NEW HOMES



Chignal Road, Chelmsford, CM1 4ST
Guide Price £1,450,000



(Plot 5) 3, Kilnfield Barns Chignal Road, Chelmsford, CM1 4ST

Guide Price £1,450,000



** SHOW HOME **

ENTRANCE LOBBY

13'2" x 13'0" (4.01m x 3.96m)

FITTED KITCHEN

14'1" x 13'4" (4.29m x 4.06m)

UTILITY ROOM

5'5" x 10'9" (1.65m x 3.28m)

CLOAKROOM

5'11" x 4'4" (1.82 x 1.33)

LOUNGE AREA

19'7" x 19'11" (5.97m x 6.07m)

DINING AREA

20'0" x 19'3" (6.10 x 5.88)

FIRST FLOOR GALLERY LANDING

MASTER BEDROOM

10'10" x 14'11" (3.30m x 4.55m)

EN SUITE

4'3" x 11'0" (1.30 x 3.36)

BEDROOM 2

13'0" x 8'6" (3.97 x 2.60)

BEDROOM 3

13'0" x 10'9" (3.97 x 3.28)

BEDROOM 4

10'6" x 7'5" (3.20m x 2.26m)

BATHROOM

6'5" x 6'10" (1.97 x 2.09)

GARAGING

DOUBLE GARAGE

STANDARD SPECIFICATION

KITCHEN / UTILITY ROOM

Bespoke Thomas Hammond kitchen with stone worktop and matching upstands

Undermount sink with pull out spray tap

Quooker Hot Tap

Integrated Siemens /Fisher Paykel Appliance to include:

Single Oven

Combi Microwave & Oven Fridge/ Freezer

Induction Hob

Dishwasher

Extractor hood

ELECTRICAL

LED downlights to all rooms

BT Telephone connections

Full TV/SKY linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels.

NACOSS approved alarm system

Smoke, heat, and carbon monoxide alarms.

BATHROOMS

Bespoke Thomas Hammond bathrooms and en-suites

Under mounted basin with vanity unit and mixer tap.

Wall hung WC with soft closing lid.

Mirror above basins

BEDROOMS

Bespoke Thomas Hammond wardrobes to Master bedroom

FLOORING

Carpets to all bedrooms

Wood to hallways and reception rooms

· Kitchen areas tiled in select plots

DECORATION

Painted ceilings and walls

Internal doors with brushed stainless-steel ironmongery

Bespoke designed architrave and skirtings

Feature ceiling beams in select plots

Glazed internal doors into reception room

EXTERNAL

Private Gardens for all properties

Allocated off-street parking

GENERAL

Air source underfloor heating throughout ground floors with individual room thermostats.

Underfloor heating to first floors where applicable

Powder coated aluminium windows & external doors. Timber front door to selected plots.

ICW 10 Year Warranty

EXTRAS INCLUDED

KITCHEN / UTILITY ROOM Options include but are not limited to:

Bespoke Thomas Hammond kitchen finish upgrades.

Premium Wolf Sub Zero appliance pack, bringing youR cooking experience to a new level.

Quatro Touch Mixer tap, for Boiling, Chilled, Filtered, Sparkling water at the touch of a button.

ELECTRICAL

Control 4 Smart home integration. Control almost any element of your home from almost anywhere. A truly adaptive system tailored to your specific needs. Bespoke Thomas Hammond Media unit with options to integrate whole house sound systems, Cinema experience and adaptive mood lighting. This option is a wonderful addition to our Control 4 offering.

BATHROOMS

Bespoke Thomas Hammond bathrooms and en-suite furniture upgrade. Digital pack, offering smart home options to your showering and bathing experience.

Premium wall-hung WC with touchless flush system.

Quartz wall cladding.

Integrated media. Take your music with you while you relax in the bath, or catch up on the news in the shower in the morning.

FLOORING

Premium Carpets to all bedrooms

Upgraded engineered timber flooring in a range of finishes and formats.

Upgraded Stone floors.

GENERAL INFORMATION

TRANSPORT

There is a bus stop just 0.2 miles from the Beaumont Otes and Chelmsford train station just 3.2miles for excellent service to London Liverpool Street in approximately 35 minutes. There are excellent road links with the A12 and A414 just a short drive with a direct route to London. The M25 and M11

motorways are just approximately a 20-minute drive away. Chelmsford train station is situated 3.6miles from Beaumont Otes development with direct access to London Liverpool Street within approximately 35 minutes. away.

LOCAL INFORMATION & RECREATION

The historic yet vibrant Chelmsford City centre boasts an excellent variety of shopping including a vibrant high street with a Friday and Saturday market. The Meadows and High Chelmer offer an extensive range of clothing and food stores with such names as John Lewis and Marks & Spencer to name a few and spoil for choice with the many restaurants, pubs, bistro cafés, and music bars. There any many indoor and outdoor activities for the whole family including cinema, swimming pools, gymnasiums, sports and athletics, and Chelmsford City FC's Melbourne stadium. There are various recreation grounds with Hylands park offering 574 acres of historic woodland and open parkland being the backdrop for the magnificent Grade 11 listed Hylands House that hosts many fine events such as the V festival.

SCHOOLS- The development is in the catchment area for well-respected pre-schools, and primary and secondary schools close by along with a choice of private independent schools, Private schools - Felsted (prep and senior) bus service, New Hall (prep and senior -Grammar schools CCHS (girls), KEGS (boys) state schools with outstanding Ofsted reports.

OFFICE PLANNING PERMISSION GRANTED

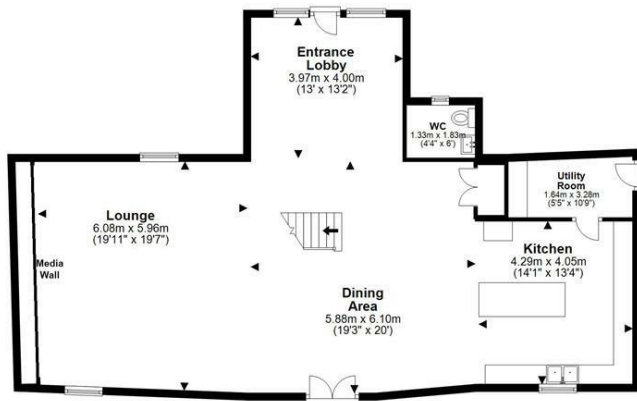
Extension = 19sqm – 197sqft.

Planning permission approved for a ground floor extension to provide a separate office/Snug.

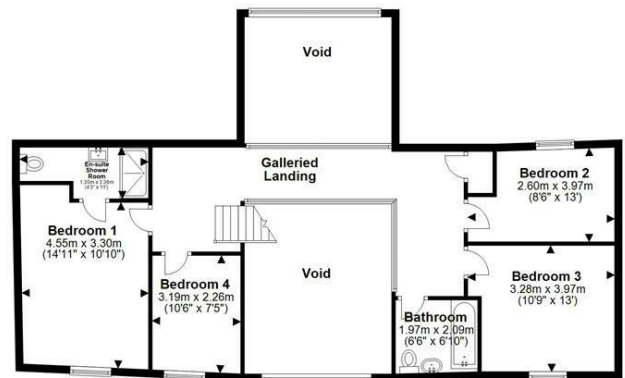




Ground Floor
Approx. 115.0 sq. metres (1238.3 sq. feet)



First Floor
Approx. 73.0 sq. metres (786.2 sq. feet)



Beaumont Otes
Plot 5

Total area : approx. 1991 sq feet

Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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