

MILLERS

NEW HOMES



Chignal Road, Chelmsford, CM1 4ST
Asking Price £1,850,000



Plot 4 (2) Kilnfield Barns Chignal Road, Chelmsford, CM1 4ST

Asking Price £1,850,000



LOBBY

11'10" x 11'1" (3.61m x 3.38m)

ENTRANCE LOBBY

8'9" x 7'8" (2.67 x 2.34)

CUPBOARD

8'11" x 2'8" (2.74 x 0.83)

CLOAKROOM

8'2" x 3'0" (2.49 x 0.92)

FITTED KITCHEN

18'9" x 20'5" (5.72m x 6.10m/1.52m)

PANTRY

8'10" x 5' (2.69m x 1.52m)

UTILITY ROOM

11'4" x 14'11" (3.45m x 4.55m)

FAMILY AREA

22'8" x 20'5" (6.91m x 6.22m)

DINING AREA

23'2" x 13'7" (7.06m x 4.14m)

STUDY

11'4" x 8'10" (3.45m x 2.69m)

SNUG

22'3" x 12'0" (6.79m x 3.66m)

FIRST FLOOR GALLERIED LANDING

6'3" x 5'5" (1.91 x 1.67)

GALLERY

20'4" x 3'8" (6.20 x 1.12)

LANDING

5'0" x 5'5" (1.54 x 1.67)

MASTER BEDROOM

12'6" x 12'5" (3.81m x 3.78m)

EN SUITE DRESSING ROOM

8'3" x 6'1" (2.51m x 1.85m)

EN SUITE SHOWER ROOM

7'2" x 6'0" narrowing to 4'10" (2.18m x 1.83m narrowing to 1.47m)

BEDROOM 2

15'6" x 11'10" (4.72m x 3.61m)

EN SUITE DRESSING ROOM

4'11" x 5'11" (1.50m x 1.80m)

EN SUITE BATH/SHOWER ROOM

8'1" x 5'8" (2.47m x 1.74m)

BEDROOM 3

10'9" x 12'1" (3.28m x 3.68m)

EN SUITE SHOWER ROOM

7'3" x 6'0" (2.21m x 1.83m)

BEDROOM 4

12'5" x 8'9" (3.78m x 2.67m)

EN SUITE SHOWER ROOM

6'0" x 4'9" (1.84m x 1.46m)

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

OPTIONAL EXTRAS

KITCHEN / UTILITY ROOM Options include but are not limited to:
Bespoke Thomas Hammond kitchen finish upgrades. Put your own stamp on our infinitely creative designs.
Premium Wolf Sub Zero appliance pack, bringing you cooking experience to a new level.
Quatro Touch Mixer tap, providing Boiling, Chilled, Filtered, Sparkling water at the touch of a button.

ELECTRICAL

Control 4 Smart home integration. Control almost any element of you 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 to maximise your storage in the most attractive way.
Digital pack, offering smart home options to you showering and bathing experience.
Premium wall hung WC with touchless flush system.
Quartz wall cladding. Do away with grout lines for a seamless, low maintenance finish.
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.

BEDROOMS

Bespoke Thomas Hammond fully fitted bedrooms to any room. Designed to suit your exact requirements.

FLOORING

Premium Carpets to all bedrooms
Upgraded engineered timber flooring in a range of finishes and formats.
Upgraded Stone floors. Choose from natural limestone, tumbled marble and granite cobbles to name a few.

DECORATION

One to One Interiors consultation. Help you select the finishes that make your house your home.
Upgraded Internal door systems with seeming endless options ironmongery

Even more Bespoke designed architrave and skirting options.
A whole host of socket, light switch and control panel options.

EXTERNAL

Take your entertaining outside with our Luxury Garden Packs.
Outdoor kitchens to take your outdoor dining to new level.
Outdoor entertainment packs linked to your home system, including outdoor TVs and sound systems.

GENERAL INFORMATION

TRANSPORT

There is a bus stop just 0.2 miles from the Beaumont Otes and Chelmsford train station just 3.2 miles 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 3.6 miles 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 are 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.





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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