



Celeborn Street, Chelmsford, CM3 7AW
Best offers over £1,500,000

Jenkins
Property

T: 01277228620

E: SALES@JENKINS-PROPERTY.COM

WWW.JENKINS-PROPERTY.COM

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Situated in one of if not the most desirable locations in town, backing on to 'Fenn Creek' and over looking the open fields and countryside beyond, enjoying an ever changing vista of the seasons, This house of dreams sits on a plot of 0.42 of an acre and has been owned by the current family since they commission the house be designed to their own specification by renowned local architect John Leighton, with the building constructed by Giles developments of Maldon, a true family home in every sense.

- Unique Detached Residence
- Five bedrooms
- Four bathrooms
- Three reception rooms
- Galleried First floor hallway
- Stunning views of 'Fenn Creek'
- Swimming Pool/Aquatrac cover
- Double garage

Ample driveway to front 29' (5.12 x 4.49 1.84 x 0.85) Landscaped gardens

Guest Cloakroom Wc 5'4" x 3'8" (1.65 x 1.14)

Office 10'7" x 8'0" (3.25 x 2.44)

Kitchen 19'5" x 9'8" (5.92 x 2.97)

Breakfast room 11'2" x 9'3" (3.42 x 2.83)

Utility room 9'6" x 7'10" (2.92 x 2.39)

Formal dining room 15'7" x 12'7" (4.77 x 3.86)

Sun room conservatory 14'2" x 9'8" (4.33 x 2.97)

Living room 29'1" x 16'9" (8.89 x 5.12)

Galleried Hallway 16'9" x 14'4" (5.12 x 4.38)

Master bedroom 16'10" x 12'9" (5.14 x 3.89)

En-suite Dressing room 12'5" x 9'0" (3.80 x 2.76)

En-suite bathroom 9'10" x 7'6" (3.01 x 2.30)

Bedroom 16'10" x 8'11" (5.14 x 2.72)

Family bathroom 9'8" x 8'9" (2.96 x 2.69)

Bedroom 13'9" x 9'5" (4.20 x 2.88)

Jack & Jill En-suite shower room 8'11" x 3'10" (2.74 x 1.17)

Bedroom 13'9" x 8'3" (4.20 x 2.52)

Bedroom 15'5" x 9'3" (4.70 x 2.82)

En-suite shower room 9'2" x 3'10" (2.81 x 1.19)

Pool house / Shower room 10'9" x 7'10" (3.30 x 2.41)

Housing the heating system which will need annual servicing and may need updating in the near future.

Double garage 20'2" x 18'2" (6.17 x 5.55)

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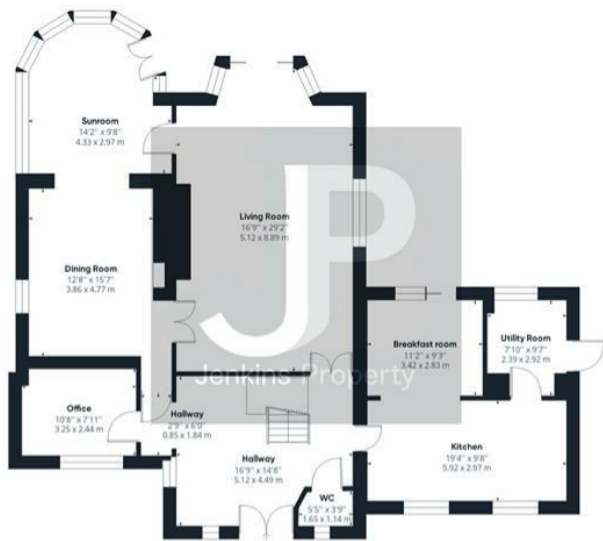
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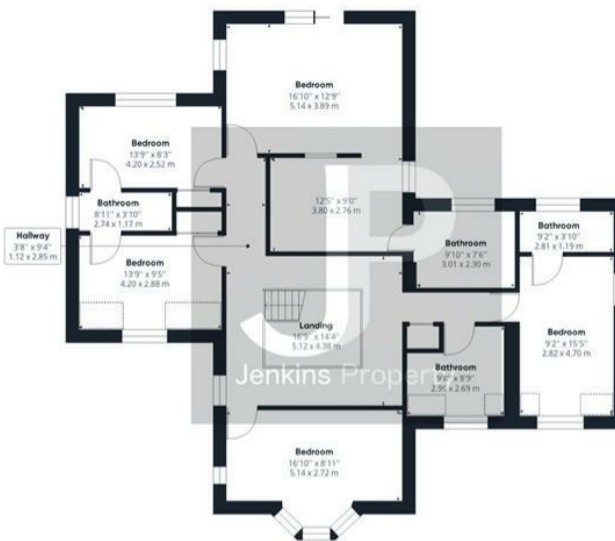
Items shown within photographs are NOT included unless specifically mentioned in writing – however, they may be available by separate negotiation.

Jenkins Property gives notice that:





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3517.91 ft²

326.82 m²

Reduced headroom

67.25 ft²

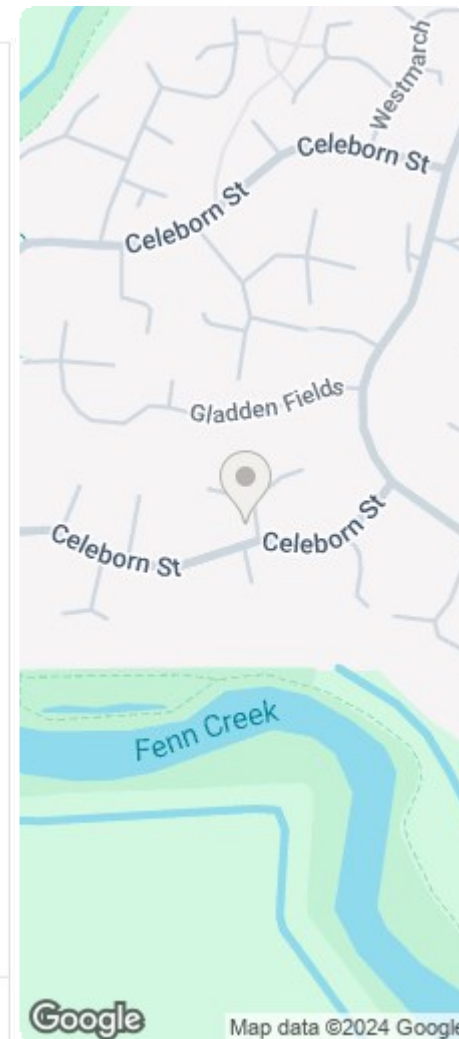
6.25 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Google

Map data ©2024 Google

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Band A	Band A	Band A	Band A
Band B	Band B	Band B	Band B
Band C	Band C	Band C	Band C
Band D	Band D	Band D	Band D
Band E	Band E	Band E	Band E
Band F	Band F	Band F	Band F
Band G	Band G	Band G	Band G

Total energy efficient - lower running costs: 70 (Current) / 76 (Target)
 Total environmentally friendly - lower CO₂ emissions: 70 (Current) / 76 (Target)

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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