



8 Kilnfield Barns  
Chignal Road | Chelmsford | Essex | CM1 4GR

# STEP INSIDE

## 8 Kilnfield Barns

Overlooking open farmland, a beautifully presented high-spec 4 bedroom, 4 bathroom Barn in this exclusive setting, a prestigious gated development located in the semi-rural setting of Chignal Smealey within just 3 miles of Chelmsford City Centre and rail services to central London.

This stunning oak-framed barn is a blend of heritage, quality craftsmanship and contemporary living, offering approximately 2,500 sq ft of beautifully designed living space with energy efficient features throughout. The property features four luxurious bedroom suites, four bathrooms, and a spacious open-plan living and entertaining area centred around a bespoke, high-quality kitchen.

Planning consent has also been granted for a detached gym/cinema room with WC, providing an exciting opportunity to further enhance this already exceptional home.

Enjoying open countryside views and south-facing gardens, the barn is approached via secure electric entrance gates, leading to impressive double barn-style garaging with EV charging. Access is either directly into the expansive main living space or via a separate utility room with cloakroom/WC.

The impressive 28ft kitchen/dining/family room, ideal for everyday living and entertaining, is flooded with natural light with doors opening onto the gardens and enjoying uninterrupted views across open fields. Featuring Mandarin stone and oak flooring, the bespoke Thomas Hammond kitchen is centred around a striking island with breakfast bar, complemented by sleek fitted cabinetry, quartz worktops and a full suite of integrated

Siemens appliances including two dishwashers. The separate utility room offers additional space for appliances along with direct external access. In addition, a further triple-aspect living space provides excellent flexibility and leads through to a dedicated private study/home office.

A stylish solid oak staircase with glazed panels, leads up to the first floor which offers four double bedrooms, each offering wonderful countryside views creating a tranquil retreat for family and guests. Three bedroom offers their own beautiful en-suite facilities with a fourth bathroom serving a large bedroom/living space.

This high-specification home features engineered oak flooring throughout, a Sonos audio system, CAT 6 wiring, and a Control4 smart home system. Further benefits include electrically operated blinds and curtains, underfloor heating powered by an air source heat pump and a comprehensive security system.

The property has been thoughtfully designed with powder-coated aluminium windows, striking black weatherboarded elevations, and a slate roof, and is further enhanced by the peace of mind offered by a new homes warranty (8 years remaining).

The Planning consent for the detached Gym/Cinema room/wc is available to view on the Chelmsford City Council Planning portal ref: 25/00670/FUL.

Annual Service Charge: £1,000 for entry gates, driveway, communal landscaping and drainage system.





















MAIN HOUSE: 2300 sq.ft. (213.6 sq.m.) approx.  
 GARAGE: 496 sq.ft. (461. sq.m.) approx.



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