

oakheart

£1,400,000

Old Lodge Court, Chelmsford



Set within the highly sought-after Beaulieu Park, Old Lodge Court is an impressive modern barn-style residence offering approximately 3,552 sq ft of beautifully proportioned accommodation, combining character-inspired architecture with exceptional contemporary living.

Built in 2017, the property has been thoughtfully designed with space and versatility at its heart. The accommodation includes four generous double bedrooms, complemented by en-suite facilities, alongside three substantial reception rooms that provide plenty of flexibility for family

life, entertaining and working from home.

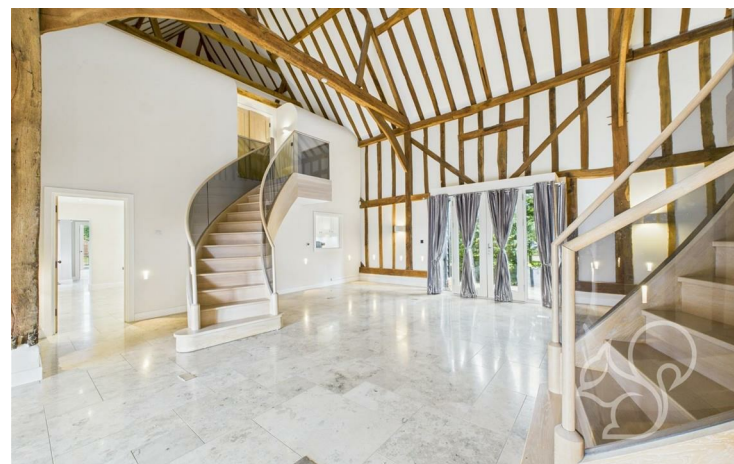
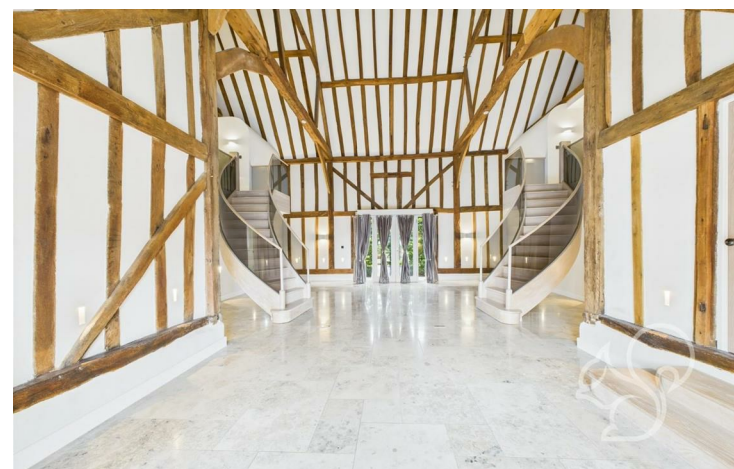
The principal bedroom and snug benefit from air conditioning, adding an extra level of comfort throughout the warmer months, while the overall finish and scale of the home create a wonderful sense of quality throughout.

Outside, the property continues to impress with a beautifully landscaped south-facing garden, providing a private and attractive setting for

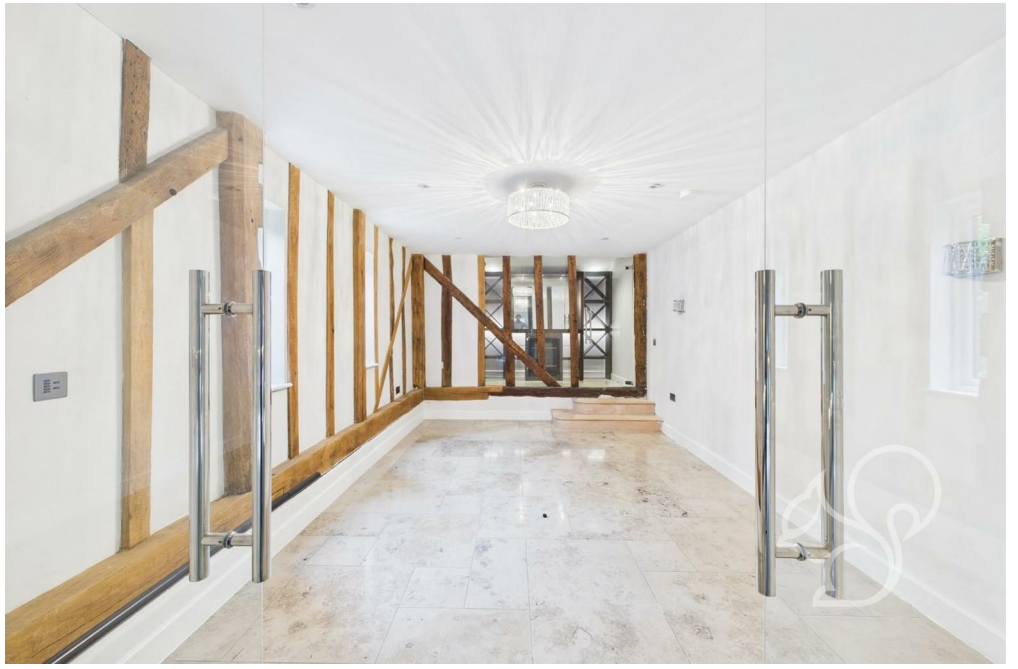
entertaining, dining and relaxing. Generous parking is available for up to six vehicles, together with car ports and an electric vehicle charging point.

Perfectly suited to modern family living, Old Lodge Court offers the space and individuality of a countryside-style home while enjoying the convenience and connectivity of its desirable Beaulieu Park setting.

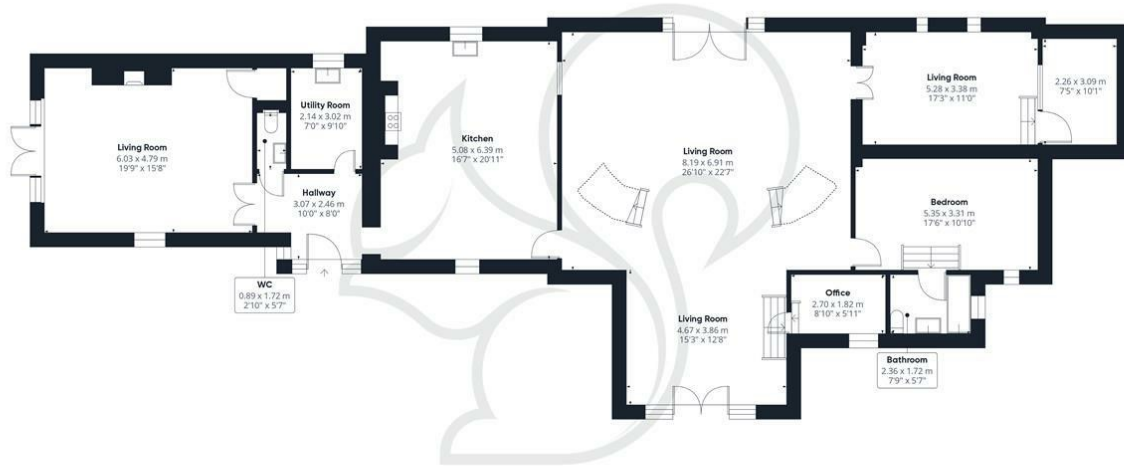
A distinctive home offering generous proportions, excellent outdoor space and an impressive balance of contemporary comfort and barn-style character.



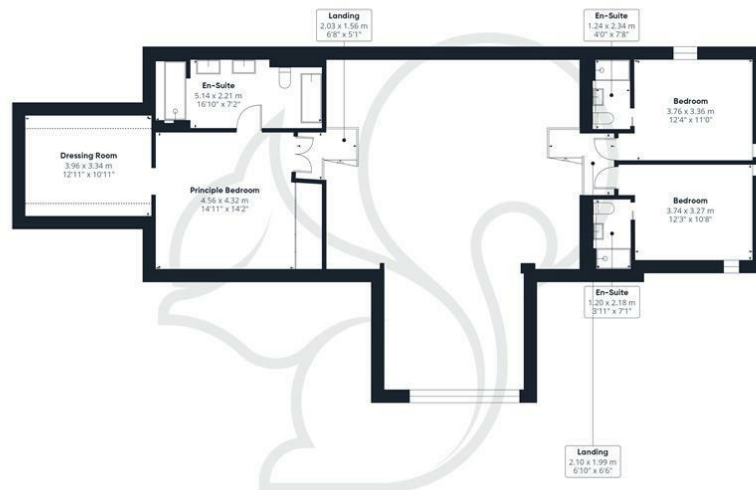








Ground Floor



Floor 1

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Approximate total area^m

277.9 m²

2993 ft²

Reduced headroom

6.6 m²

71 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Chelmsford City Council

Tenure:
Freehold

Council Tax Band:
H

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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.

Oakheart Chelmsford
01245 800181
chelmsford@oakheart.co.uk
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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