

oakheart



£1,850,000

Plot 1, Moulsham Green View, Chelmsford



Plot 1 is an exceptional four-bedroom converted barn, uniquely positioned within this exclusive development overlooking the prestigious Chelmsford Golf Club. Designed for those seeking a blend of modern luxury and timeless character, this impressive home stands out with its own personal electric gate, expansive living spaces, and a rare triple carport—perfect for car enthusiasts or families needing generous storage and parking.

Inside, the home features elegant engineered oak flooring throughout key living areas, creating a warm and inviting atmosphere. The stylish Rok Shaker kitchen is equipped with premium Miele appliances, including a steam oven, wine cooler, and Quooker boiling water tap, making it ideal for both everyday

living and entertaining guests. Full underfloor heating to the ground floor and all bathrooms ensures year-round comfort, while timber double-glazed windows and solid oak internal doors reflect the home's craftsmanship and quality. Contemporary tiling and high-end finishes in all bathrooms further elevate the sense of luxury.

A standout feature of Plot 1 is its rare triple carport, providing extensive parking and storage space that sets it apart within the development. The outdoor living areas are equally impressive, with a private porcelain patio perfect for al fresco dining and gatherings, and a generous garden offering a tranquil retreat.

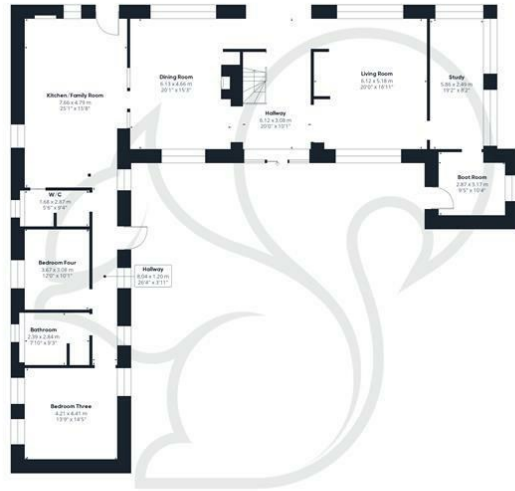
Modern technology and sustainability are also at the forefront, with an integrated EV charging point for electric vehicles and high-speed fibre broadband for seamless connectivity.

Plot 1 at Thrift Farm, Moulsham Green View, delivers a unique opportunity to own a luxurious, characterful home in one of Chelmsford's most desirable neighbourhoods. With its blend of architectural excellence, premium specifications, and standout features, this residence truly sets a new standard for modern country living.









Ground Floor



Floor 1

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Approximate total area⁽¹⁾

264.8 m²
2853 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Chelmsford

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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