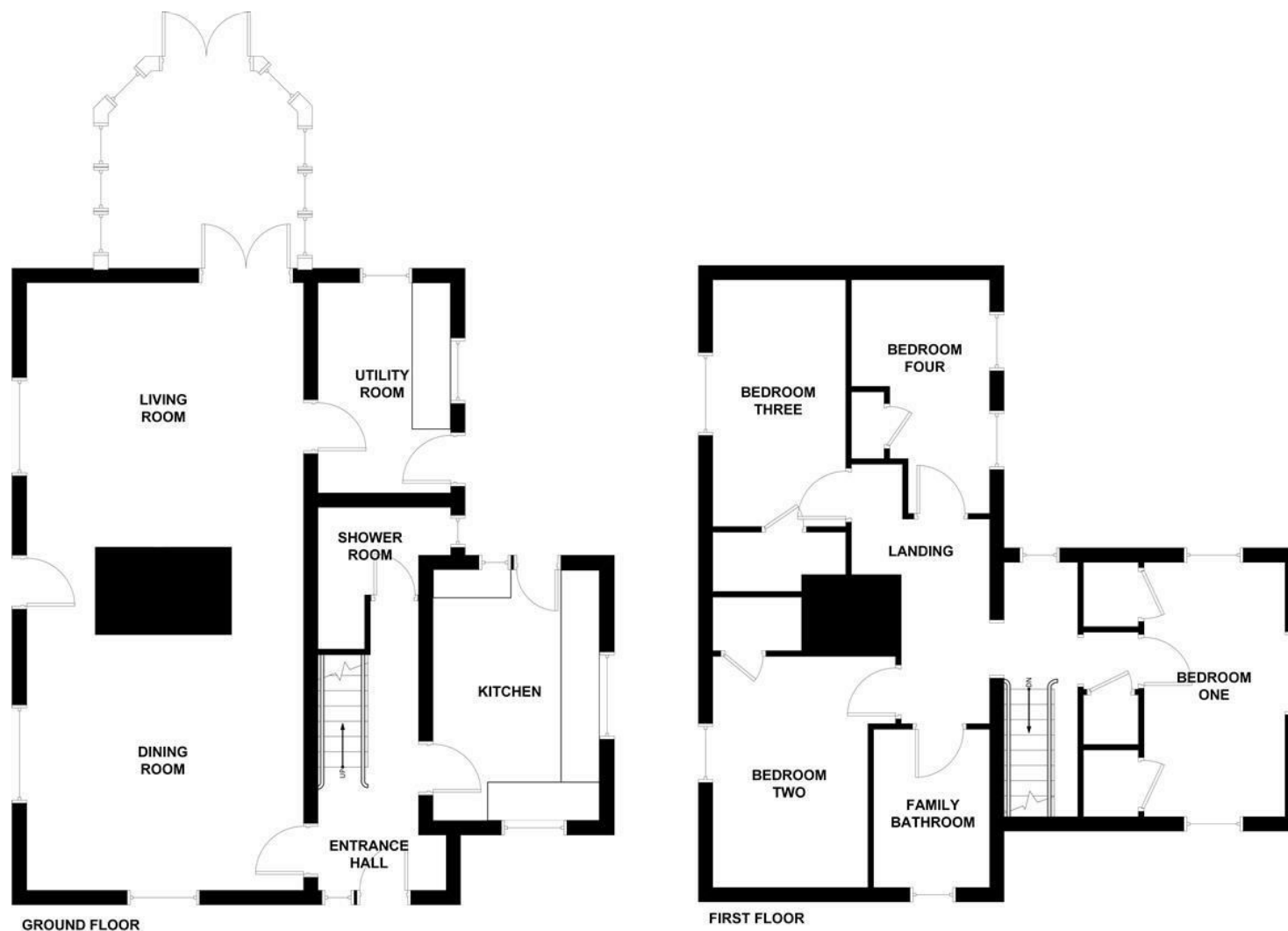


DANIEL BREWER

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TOTAL APPROX. FLOOR
AREA: 1760 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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CHELMSFORD ROAD, GREAT WALTHAM, CHELMSFORD,
ESSEX, CM3 1AW

OFFERS OVER £850,000



CHELMSFORD ROAD
GREAT WALTHAM
CHELMSFORD
ESSEX
CM3 1AW

Situated in a pleasant rural setting near Great Waltham, just outside Chelmsford City, this charming and characterful cottage occupies an attractive plot of approximately half an acre. The property offers generous and versatile accommodation arranged over two floors, combining traditional features and character with practical modern living space.

The ground floor comprises a traditionally styled kitchen, a spacious open plan living and dining area with a substantial central fireplace providing an impressive focal point, and a bright conservatory enjoying an abundance of natural light and lovely views over the gardens. There is also a useful utility room and a downstairs shower room.

To the first floor are four well-proportioned bedrooms, several of which benefit from built-in storage cupboards, together with a family bathroom.

Externally, the property is approached via a gravelled driveway providing ample parking and access to the house and detached double garage. The approximately half-acre plot provides a wonderful sense of space and privacy, with established gardens featuring several lawned areas, a pond, mature trees, shrubs and hedging. A paved pathway leads to the conservatory and adjoining brick paved patio, creating an attractive area for outdoor entertaining and relaxation.

A further lawned section of the garden incorporates two greenhouses, while the rear gardens enjoy a good degree of privacy and back onto open fields, providing an attractive countryside outlook and a delightful semi-rural feel.

Overall, this is a charming and versatile cottage set within an approximately half acre plot, offering generous accommodation, a wealth of character, attractive established gardens and a peaceful countryside setting, whilst remaining within convenient reach of Great Waltham and Chelmsford City.





Gardens

The property is approached via a gravel driveway providing access to the house and detached double garage, with pedestrian access leading through to the rear garden. To the front of the house is an area of lawn with a mature tree, enclosed by picket fencing. Adjacent to the garage is a further lawned area with a pond, complemented by a variety of established shrubs and planting.

The gardens continue around the property, with a paved pathway leading towards the conservatory and adjoining brick-paved patio, providing a pleasant seating and entertaining area. Beyond this is a further expanse of lawn incorporating two greenhouses, with established shrubs, hedging and mature trees providing a good degree of enclosure and privacy. The grounds are bordered by mature planting and back onto open fields, giving an attractive rural outlook.

Village Summary

Great Waltham is an attractive and historic Essex village surrounded by open countryside, offering a good range of local amenities including a primary school, village shop, public houses and recreational facilities. The village enjoys a peaceful rural setting while remaining within easy reach of Chelmsford for a wider range of shopping, leisure and transport connections.



- **Charming Four Bedroom Detached Unlisted Cottage**
- **Set Within Approximately Half An Acre**
- **Wealth Of Traditional Features Including Large Inglenook Fireplace**
- **Conservatory Room Overlooking Gardens**
- **Spacious Open-Plan Living & Dining Area**
- **Ground Floor Shower Room & Family Bathroom**
- **Detached Double Garage & Generous Gravelled Driveway**
- **Backing Onto Open Countryside**
- **Potential To Extend Or Develop Subject To Planning Permission**
- **Rural Setting With Convenient Access To Chelmsford City Centre & Local Amenities**

Entrance Hall

16'8" x 7'2" (5.1m x 2.2m)

Entrance via timber door to side aspect, carpeted stairs to first floor landing, access to under stairs storage, exposed timbers, wall mounted radiator, wall mounted light fixtures, various power points.

Kitchen

14'1" x 9'6" (4.3m x 2.9m)

Original Timber door to side aspect, timber windows to rear & both side aspects, various base and eye level units with tiled worktops, inset stainless steel sink with separate taps, range-style double over cooker with four ring hob & extractor fan overhead, access to gas boiler, cupboard finished with feature wood design, exposed brickwork, timber panel flooring, ceiling mounted light fixture, various power points.

Shower Room

Patterned frosted window to rear aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, tile enclosed shower with glass door, wall mounted radiator, tiled flooring, partially tiled walls, partial wood panel walls, timber cupboard detailing, ceiling mounted light fixture.

Dining Area

17'0" x 15'5" (5.2m x 4.7m)

Timber window to front & side aspects, original brickwork double sided inglenook fireplace with timber mantle, skirting board radiators, exposed timbers, carpeted flooring, wall mounted light fixtures, various power points. Opening to: Living Area.

Living Area

17'0" x 15'5" (5.2m x 4.7m)

Timber door to front aspect, timber window to front aspect, original inglenook fireplace with black metal canopy and timber mantle, exposed timbers, skirting board radiators, carpeted flooring, wall mounted light fixtures, ceiling mounted light fixture, various power points. Door to: Utility Room. French Doors to: Conservatory.

Utility Room

13'5" x 6'2" (4.1m x 1.9m)

Timber door to rear aspect, timber windows to rear aspect, timber window to side aspect, various base level units with white laminate worksurfaces, single unit stainless steel sink with separate taps, space for washing machine & tumble drier, wall mounted radiator, exposed timbers, tiled flooring, ceiling mounted light fixture, various power points.





Conservatory
11'1" x 10'5" (3.4m x 3.2m)
French doors to side aspect, UPVC windows to various aspects, skylights with blind covers, wall mounted radiator, exposed brickwork, tiled flooring, ceiling mounted light fixture with fan, various power points.

First Floor Landing
Timber window to side aspect, timber post & rail banister/balustrades, exposed timbers, exposed brickwork, painted wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms & Family Bathroom

Principal Bedroom
13'1" x 10'5" (4.0m x 3.2m)
Timber window to side aspect, access to inbuilt storage cupboard, original brick fireplace, access to loft storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
14'9" x 8'6" (4.5m x 2.6m)
Timber windows to rear & both side aspects, access to inbuilt storage cupboards, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
14'1" x 7'6" (4.3m x 2.3m)
Timber window to side aspect, access to inbuilt storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Timber window to side aspect, three-piece suite, low level WC, timber enclosed bath with shower attachment, vanity unit with wash hand basin and separate taps, wall mounted storage, wall mounted mirror & inset spotlights, exposed timbers, timber flooring, partially tiled walls, ceiling mounted light fixture, extractor fan.

Bedroom Four
13'1" x 7'6" (4.0m x 2.3m)
Timber window to side aspect, access to inbuilt storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Double Garage & Driveway Parking
Detached from the property is a double garage with two sets timber doors with ample storage above. Driveway parking is present for multiple vehicles.

