

Paul Mason Associates



Lucks Lane, Howe Street, Chelmsford, CM3 1BP
Offers in excess of £800,000

- ### Energy Efficiency Rating

Band	Running Costs (£/year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 60 Potential: 80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Band	CO ₂ Emissions (kg/year)
A	92 plus
B	81-91
C	69-80
D	55-68
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Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 60 Potential: 80

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Howe Street is a picturesque semi-rural hamlet approximately six miles north of the City of Chelmsford and 13 miles from Stansted airport. It is best known for its Grade II listed 14th-century Free House (The Green Man), which is one of the oldest in Essex owned by Michelin Star chef brothers Chris and Geoff Galvin. The nearby, larger village of Great Waltham offers further facilities to include, pre-school and primary schools, a post office/general store, a village hall, a cricket club, public house and a delicatessen/cafe. Felsted village and its highly-respected independent school is less than five miles away, while Chelmsford offers a wide variety of facilities including a bustling shopping centre, excellent state and private schools and superb road and rail links, with easy access to the A12 and a station on the main line into London Liverpool Street.



DISTANCES

Felsted: 4.3 miles
Chelmsford Grammar Schools: 5.6 miles
A120: 5.5 miles
Chelmsford Station: 6.3 miles (Liverpool Street from 34 minutes)
Beaulieu Park Station: 5.5 miles (Liverpool Street from 35-40 minutes)
A12 (junction 19): 7.2 miles
Stansted Airport: 12.6 miles
M25: 20.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall
3.78m x 3.34m (12'4" x 10'11")
A welcoming and characterful entrance hall featuring a striking galleried landing and staircase, creating an impressive sense of space and light. The hall benefits from attractive terracotta tiled flooring, exposed dark timber detailing, useful under-stairs storage and a glazed entrance door allowing natural light to flood the space. The staircase rises to the first-floor accommodation, while doors lead to the principal reception rooms.

Cloakroom
Conveniently positioned off the entrance hall, the ground-floor cloakroom is fitted with a low-level WC and wall-mounted wash hand basin. A distinctive circular porthole-style window provides natural light, while the tiled flooring complements the character of the home.

Kitchen / Breakfast Room
A spacious and characterful kitchen/breakfast room featuring an extensive range of fitted cabinetry, Aga, generous work surface space and integrated storage. Large dual-aspect windows provide excellent natural light and pleasant views to the front and side gardens, while the attractive terracotta tiled flooring and exposed ceiling beams enhance the home's individual charm. Offering ample space for informal dining and family gatherings, this welcoming room forms the heart of the home and ha direct access to the utility room.

Utility
3.78m x 1.38m (12'4" x 4'6")
A practical utility room providing additional storage and workspace, with plumbing and space for laundry appliances. The room features a sink unit and fitted shelving plus the oil fired boiler, while a window and glazed door provide natural light and direct access to the outside.

Lounge
5.30m x 4.64m (17'4" x 15'2")
A generously proportioned dual-aspect lounge offering an excellent space for both relaxation and entertaining. The room is centred around an attractive fireplace with marble surround and inset log burner, creating a welcoming focal point. A large window provides pleasant views over the gardens and floods the room with natural light, while the open access to the adjoining reception room enhances the versatility of the accommodation. A

superb principal reception room with ample space for a variety of seating arrangements.

Dining Room
3.41m x 3.76m (11'2" x 12'4")
A well-proportioned formal dining room enjoying attractive views over the rear garden through a large picture window. The room offers ample space for entertaining and family dining, complemented by attractive wooden flooring and a pleasant, light-filled atmosphere. Conveniently positioned adjacent to the principal reception rooms and kitchen, it provides an ideal setting for both everyday meals and special occasions.

Garden Room
4.66m x 3.2m (15'3" x 10'5")
A bright and versatile garden room enjoying delightful views across the rear garden through expansive sliding patio doors, which provide a seamless connection to the outdoor entertaining terrace. Filled with natural light, this spacious reception room offers excellent flexibility for use as a family room, sitting room or entertaining space. The attractive wood-effect flooring and generous proportions create a welcoming atmosphere, while the garden outlook provides a peaceful and relaxing setting throughout the year.

FIRST FLOOR
Galleried Landing
4.56m x 3.77m (14'11" x 12'4")
A striking galleried landing overlooking the impressive entrance hall below, creating a wonderful sense of space and architectural character. This generous first-floor area is flooded with natural light from the front-facing window and provides access to all bedrooms and the family bathroom. The attractive balustrade and open aspect enhance the feeling of grandeur, making this a particularly appealing feature of the home.

Bedroom One
4.65m x 3.36m (15'3" x 11'0")
A spacious principal bedroom enjoying a pleasant outlook to the front of the property through a large window that fills the room with natural light. This well-proportioned double bedroom benefits from fitted wardrobes providing excellent storage and offers ample space for additional bedroom furniture. A comfortable and inviting retreat, further enhanced by direct access to the adjoining en-suite facilities.

En-Suite
Serving the principal bedroom, the en-suite shower room is generously sized and fitted with a shower enclosure, low-level WC and vanity wash hand basin with storage beneath. A large frosted window provides excellent natural light while maintaining privacy, creating a bright and practical space. Offering scope for modernisation, the room presents an excellent opportunity to create a contemporary en-suite to suit individual tastes.

Bedroom Two
4.65m x 3.21m (15'3" x 10'6")
A spacious double bedroom enjoying pleasant views over the rear garden and surrounding greenery. The

room benefits from fitted wardrobes and a dressing area, providing excellent built-in storage, while the large window allows for an abundance of natural light. Further enhanced by direct access to an en-suite shower room, this well-proportioned bedroom offers comfortable and versatile accommodation, ideal for family members or visiting guests.

En-Suite
The en-suite shower room is fitted with a shower enclosure, wash hand basin and low-level WC. A frosted window provides natural light and ventilation while maintaining privacy, creating a bright and functional space.

Bedroom Three
A well-proportioned double bedroom enjoying a pleasant rear-facing aspect with views over the garden. The room offers ample space for a double bed and accompanying furniture, while the large window provides excellent natural light throughout the day. Ideal as a family bedroom, guest room or teenager's retreat.

Bedroom Four
3.75m x 3.33m (12'3" x 10'11")
A spacious double bedroom enjoying an attractive front-facing aspect with pleasant views across the surrounding area. The room is well-proportioned and filled with natural light from the large window, offering ample space for a double bed and additional furnishings. Versatile in its use, it would make an excellent bedroom, guest room, home office or hobby room, depending on individual requirements.

Family Bathroom
The family bathroom features a distinctive freestanding roll-top bath set on a raised platform, creating an attractive focal point within the room. Enjoying pleasant views over the rear garden, the bathroom is filled with natural light from the large window and is complemented by wooden flooring and traditional-style sanitary ware. Generously proportioned and full of character, this unique bathroom offers excellent scope for further enhancement while retaining its individual appeal.

EXTERIOR

Double Garage
6.22m x 5.08m (20'4" x 16'7")
A substantial detached double garage featuring a single up-and-over door, together with power and lighting connected. The garage benefits from useful eaves storage, a side window providing natural light, and a personal door offering direct access to the extensive patio and entertaining area. An excellent space for secure parking, storage, workshop use or potential conversion, subject to the necessary consents.

Driveway & Parking
The property is approached via an impressive in-and-out carriage driveway, providing extensive off-road parking for numerous vehicles and creating a striking first impression. Mature trees, established planting and attractive landscaped borders enhance the sense of privacy and character, while the generous frontage

offers excellent manoeuvring space for family vehicles and visitors alike. The driveway leads to the detached double garage and is complemented by well-stocked borders, creating an appealing setting for this substantial family home.

Front & Rear Gardens
The rear garden is a particularly attractive feature of the property, commencing with an extensive paved patio terrace that provides an excellent space for outdoor dining, entertaining and family gatherings. Beyond the patio, steps rise to a generous lawned garden enclosed by mature trees, established shrubs and colourful planting, creating a high degree of privacy and a delightful backdrop throughout the seasons. Partially enclosed by character brick walls, the garden enjoys a charming and established feel, with a variety of well-stocked borders, specimen planting and secluded seating areas. Additional features include a summer house and a chicken coop. Overall, the gardens provide a wonderful balance of formal entertaining areas and mature landscaped grounds, creating a peaceful outdoor environment for both relaxation and family enjoyment.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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