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# COURT CO



## Slades Lane, Chelmsford, Essex, CM2 8RW

£1,750,000



Bramble Lodge is discreetly located on the fringes of Galleywood Common, set in its own un-overlooked, and immaculately kept grounds of approx. 1.5 acres. The property is approached via secure entrance gates and a long private driveway, which meanders past the landscaped front garden, water feature and up to the Detached Triple Garage. Appointed to an incredibly high standard throughout, with a flare for interior design and an eye for detail including a Mark Wilkinson bespoke kitchen and a Martin Chadder bathroom suite. In addition to these fabulous attributes, the property is set bordering the City of Chelmsford, within immediate reach of the A12 (1 mile to the nearest junction), and only 3.3 miles to Chelmsford Mainline Railway station.

- PRIVATE GATED LOCATION
- LARGE PLOT APPROX. 1.5 ACRES (STLS)
- IMPRESSIVE MASTER BEDROOM WITH EN-SUITE
- FULLY LANDSCAPED GARDENS
- FOUR/FIVE BEDROOMS
- SPACIOUS LOUNGE
- HEATED SWIMMING POOL WITH SUN DECK
- TRIPLE GARAGE COMPLEX/GYM & BAR





**Ground Floor**

**Entrance Porch**

From a solid oak glazed entrance porch with tiled floor, radiator, decorative internal led lit window. A pair of wooden glazed doors open to;

**Entrance Hall**



A good sized entrance hall with solid wood flooring running throughout. Wooden balustrade staircase to the first floor landing. Old school radiator. Along the hall is a recessed study area with window to the front elevation.

**Kitchen/Family Room**



9.36m x 3.83m (30' 8" x 12' 8")

Stunning bespoke Mark Wilkinson kitchen forming the very heart of the property. Fitted with numerous cupboards, drawers and a matching larder. Also featuring high quality sub zero stainless steel appliances. Original aga and a central island with breakfast bar area. There are windows to the side and rear elevations and a corner semi circular bench seat with matching bespoke round table and chairs.



**Dining Area**



**Orangery**



Lantern roof and French Doors with access and views to the rear garden.



**Utility Room**



4.13m x 2.70m (13' 7" x 8' 10")  
Comprising numerous cupboards and drawers, one and a half bowl stainless steel sink unit, work surfaces along two sides, window to the front and side elevation, UPVC double glazed door to the side.

**Sitting Room**



6.66m x 5.58m (21' 10" x 18' 4") A beautiful bright and light sitting room with windows to the front, side and two pairs of double glazed French doors to the rear elevation with access and views of the beautifully appointed rear garden. There is a central

feature fireplace, decorative cornice to the ceiling, solid wooden floor throughout.

**Music Room/Bedroom Five**

5.21m x 2.98m (17' 1" x 9' 9") Windows to the front, side and rear elevation, radiator, coved cornice to the ceiling and solid wooden floor throughout.

**Ground Floor Shower Room and WC**



**First Floor**

**Landing**

**Master Bedroom**



6.67m x 5.56m (21' 11" x 18' 3")  
Beautifully appointed master bedroom also fitted with numerous bespoke cupboards and drawers, matching vanity unit with mirrored walls and fluted cornice above. Windows to the front, side and rear elevations.





Wooden door through to;

### En Suite

WC, wash hand basin with hot and cold mixer tap, storage and drawers to the side and below, window to the side elevation.

### Bedroom Three



3.93m x 3.37m (12' 11" x 11' 1") Window to the rear elevation with a contemporary vanity wash hand basin below with storage cupboards below that, fitted wardrobe cupboards.

### En-Suite Shower Room



Comprising a double shower cubicle with thermostat controlled shower, extractor fan, chrome heated towel rail, WC with concealed cistern, wash hand basin with storage below, set into a marble work surface. There are also further fitted wardrobe cupboards.

### Bedroom Four/ Dressing Room



3.93m x 2.28m (12' 11" x 7' 6") Window to the rear elevation providing views of the beautifully appointed rear garden with a range of fitted wardrobe cupboards, solid wooden floor throughout and further storage cupboards to the side.

### Bedroom Two



4.35m x 2.98m (14' 3" x 9' 9")

Window to the front and side elevation, fitted wardrobe cupboards and desk area. Overhead storage and cabinets either side of the bed recess.



**Family Bathroom**



Comprising a luxury Martin Chadder bathroom suite with a free standing roll top bath. WC and Wash Hand Basin.

**Exterior**

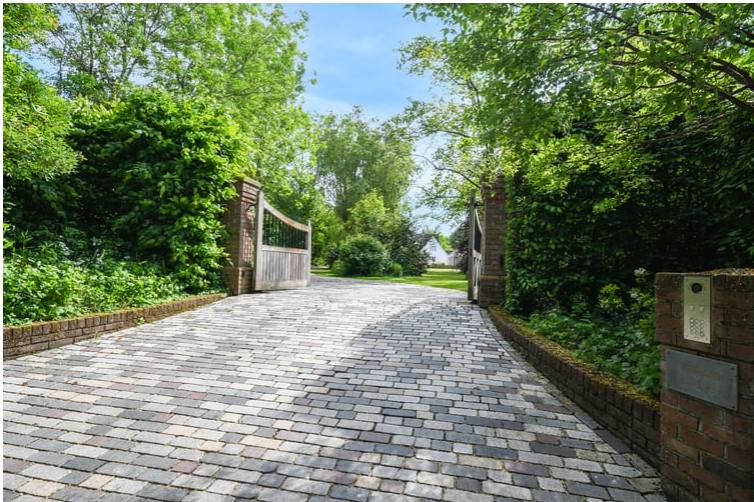
**Triple Garage - Gym/Games Room**



8.80m x 6.21m (28' 10" x 20' 4")



**Front Garden**





The property is approached by solid wood electronically controlled gates and has a long sweeping driveway up to the main house passing the beautifully manicured front lawn and rose garden. Landscaped covered seating area and a central feature pond with water fountain.

Rear Garden



The immaculately maintained gardens continue through to the rear garden. Completely unoverlooked, the garden features many well established shrub and hedge borders, with well thought-out flower beds. Running along the rear of the property is a large patio area which features a hot tub, alfresco dining area, and a truly impressive swimming pool with a raised sun deck.

Swimming Pool Area



Hot Tub



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.