



# Cowlin Mead, Chelmsford, Essex, CM1 4FJ

Council Tax Band F (Chelmsford City Council)

 2  4  3

£750,000 Freehold

Bond Residential is thrilled to present this exquisite modern detached family residence, nestled within the sought-after Saxon Gate development, offering stunning countryside views from the front aspect. This property is the epitome of contemporary living, seamlessly blending comfort and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The spacious living room, featuring a charming wood burner, provides a cosy retreat for family gatherings. Adjacent to this is a versatile playroom, perfect for children or as a flexible space to suit your needs. The heart of the home is undoubtedly the fitted kitchen/diner, boasting a centre island & elegant Quartz worktops making it a culinary enthusiast's dream. Ascending to the first floor, you will find four generously sized bedrooms. The main bedroom & guest bedroom benefit from en-suite shower rooms. The family bathroom, featuring a four-piece white suite, caters to the needs of a busy household.

Externally, the property offers driveway parking for your convenience. The current owners have thoughtfully converted one side of the double garage into a home office, complete with its own side access and underfloor heating, providing an ideal workspace for remote working. The landscaped rear garden is a true highlight, commencing with a paved patio area, perfect for alfresco dining. The lawn is adorned with trees, and a feature lighting system, controllable via your phone, adds a touch of magic to evening gatherings. This property is a rare find, combining modern amenities with a picturesque setting.

## LOCATION

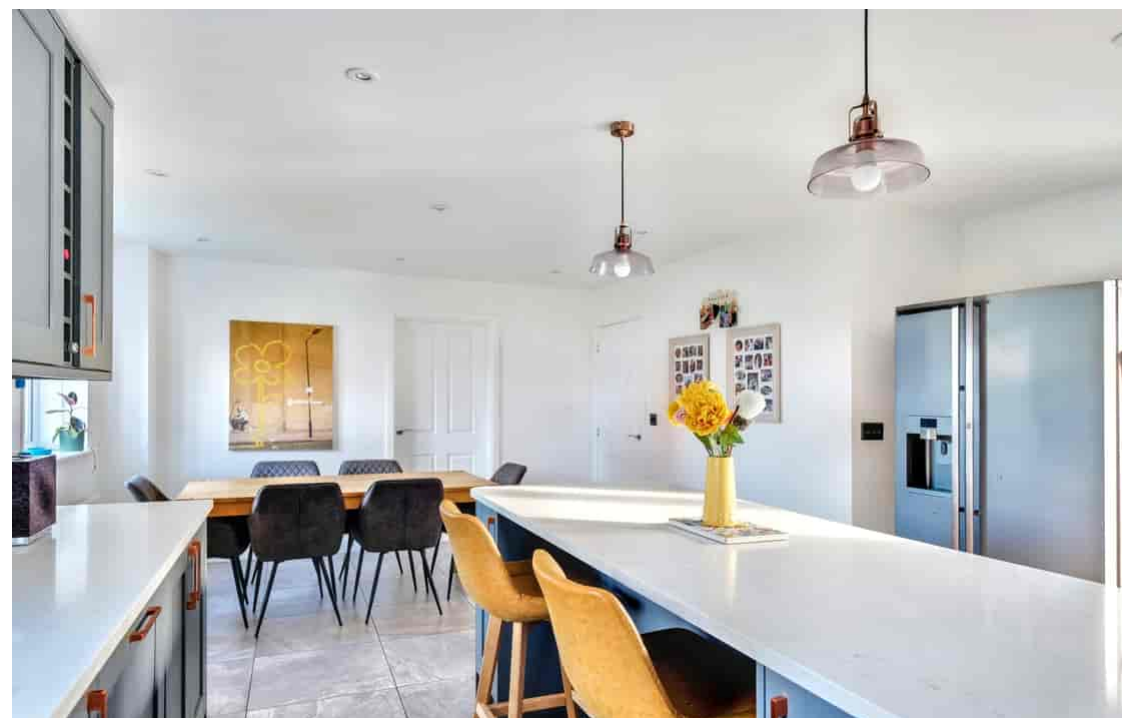
Situated within the Saxon Gate development located off of Patching Hall Lane the property is within easy access of Chelmsford city centre and mainline station. The city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

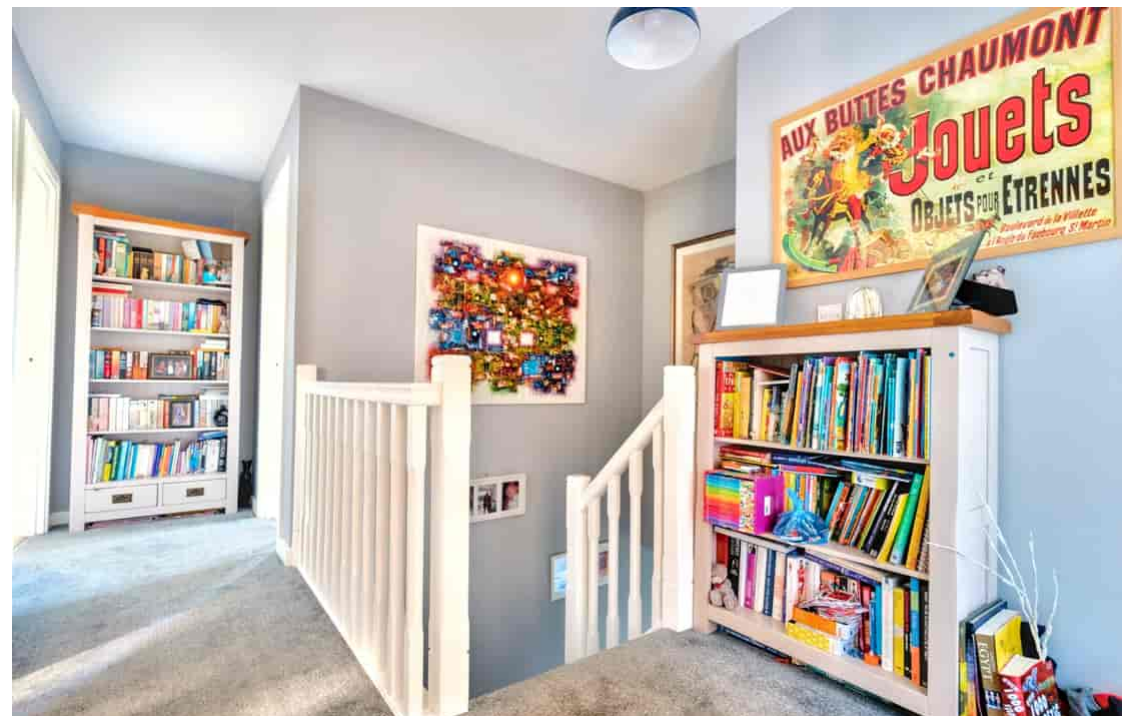
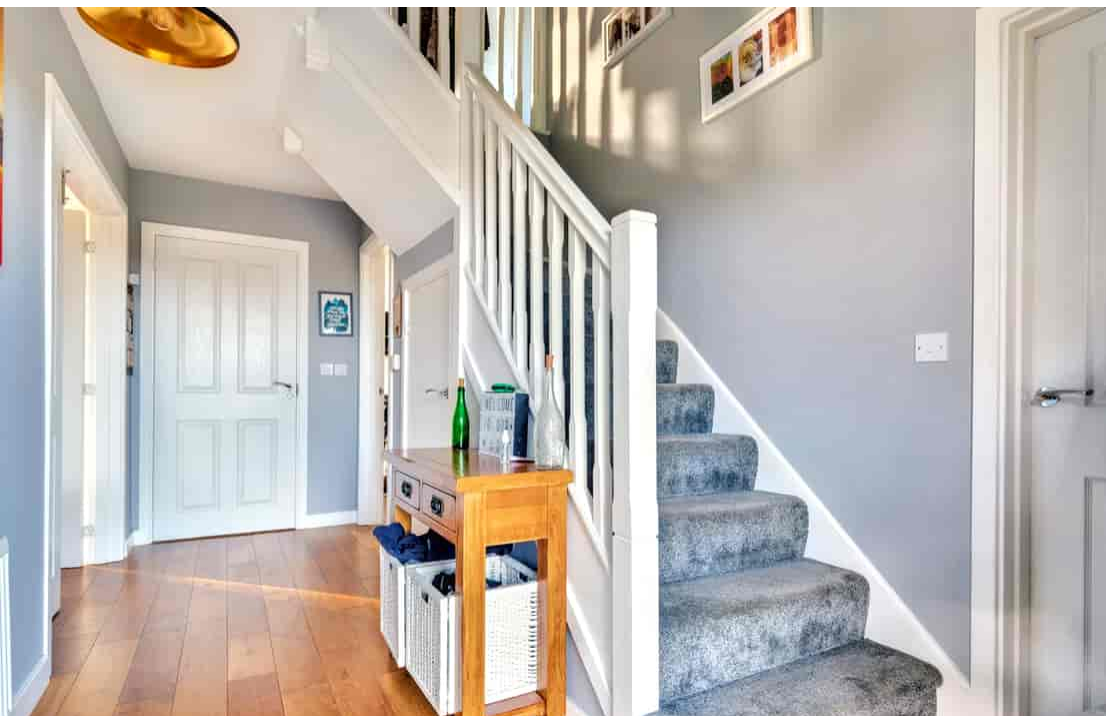
Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

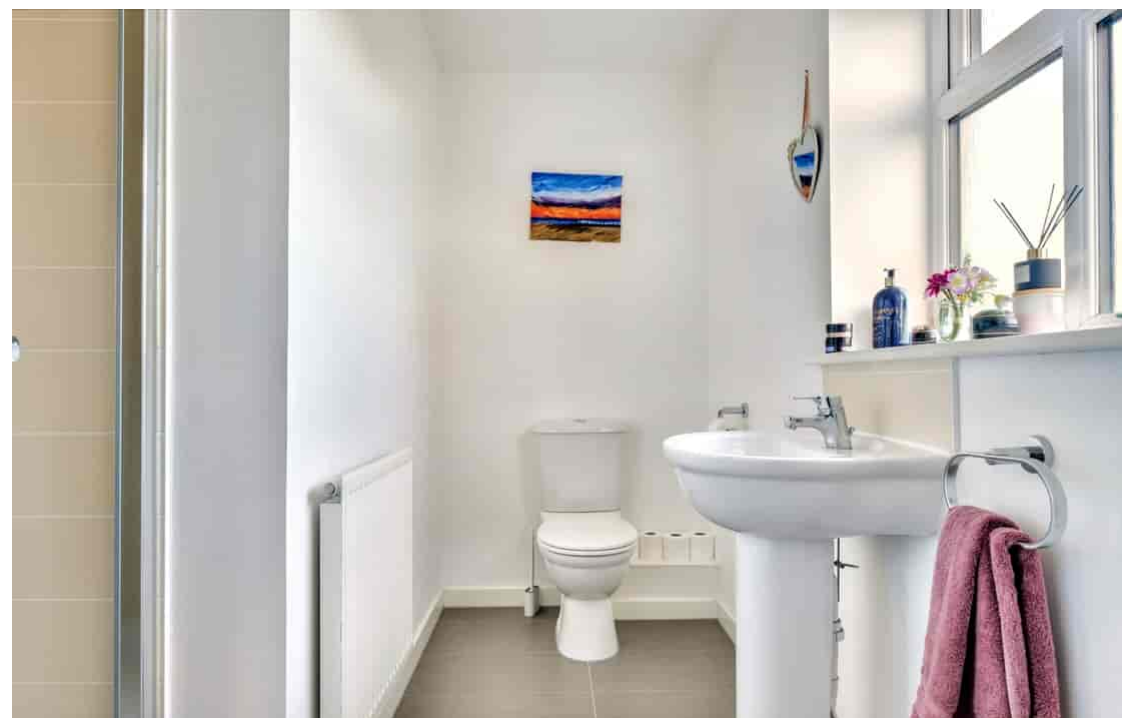
Chelmsford is renowned for its educational excellence and Patching Hall Lane is within the highly desirable catchments of two outstanding grammars, King Edward VI Grammar School and Chelmsford County High School for girls, which are two of the country's top performing grammar schools. St John Payne high school is also conveniently located within walking distance of the property and there are several private schools within the wider chelmsford area. For higher education there is Writtle Agricultural College and Anglian Ruskin University. There is a selection of parks and open spaces within close proximity.

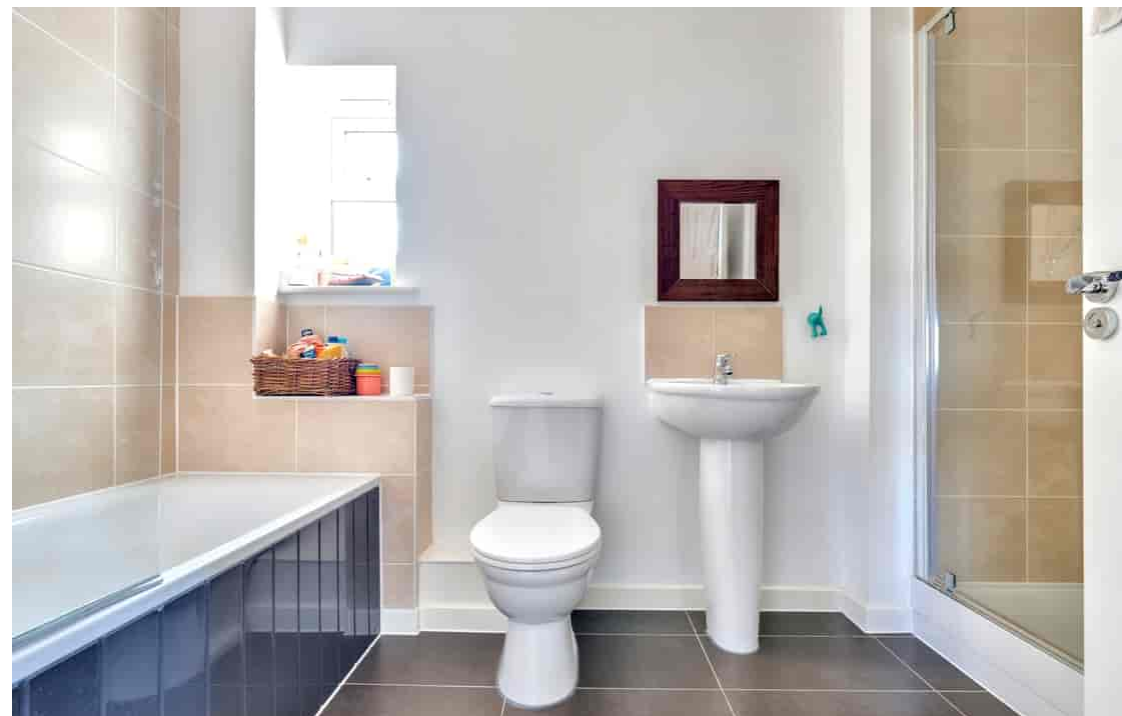
Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes. Patching Hall Lane benefits from a regular bus service into the city centre.

- **Detached Family Residence**
- **Fitted Kitchen/Diner**
- **Four Bedrooms**
- **Garage & Home Office**
- **Landscaped Rear Garden With Feature Lighting**
- **Two Reception Rooms**
- **Three Bathroom/Shower Rooms**
- **Driveway Parking**
- **Gas Central Heating**
- **Annual Estate Charge Circa £300 PA**





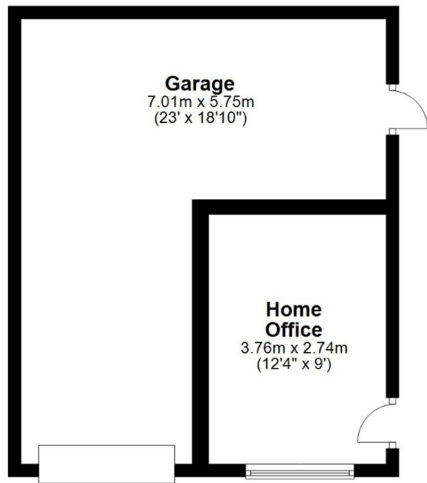




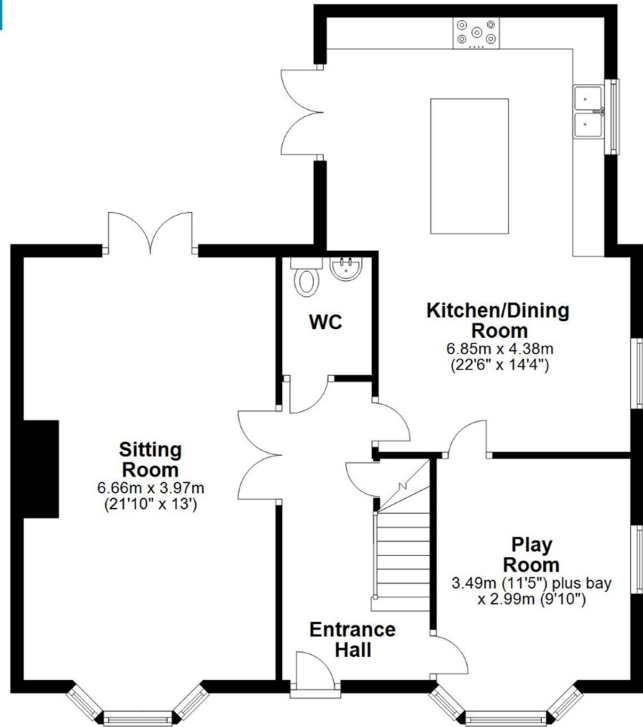




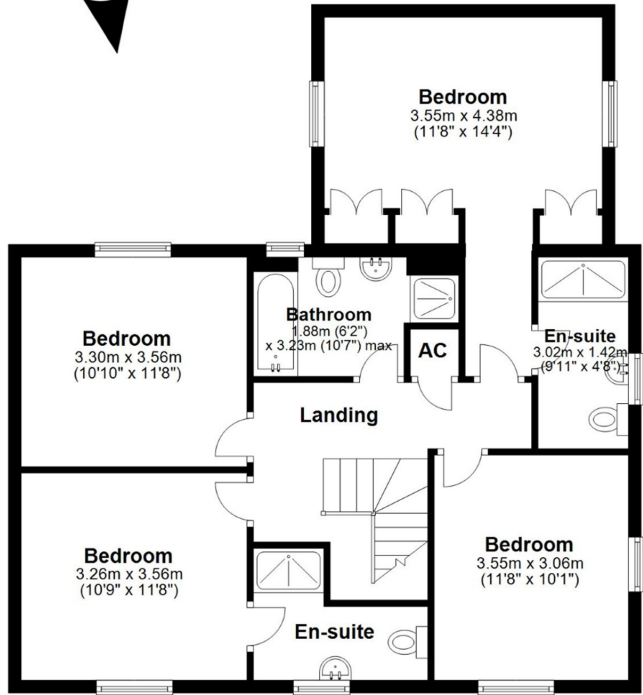
**Outbuilding**



**Ground Floor**



**First Floor**



**APPROX INTERNAL FLOOR AREA 162 SQ M (1740 SQ FT) GARAGE/OUTBUILDING 40 SQ M (430 SQ FT)**  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate  
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