



# Gingerbread Hill House, Southend Road, Howe Green, Chelmsford, Essex, CM2 7TW

Council Tax Band G (Chelmsford City Council)

 3  5  4

£1,250,000 Freehold

## ACCOMMODATION

Set in a favoured location on a plot in excess of 0.6 acres this large and individual architect designed family home was constructed in 2020 with NHBC warranty for the current owners. The home was designed with family living at its core and features double glazed windows, gas central heating with underfloor heating throughout the ground floor. The well proportioned accommodation provides over 2600 sq ft of living space and commences the minute you enter the home with the large welcoming reception hall. There is a spacious living room with feature fireplace and wood burner, a separate study/reception room and at the rear of the home and positioned to take advantage of the surrounding garden views is the spacious and well appointed kitchen/diner which features an extensive range of units, worktops and a large central island. There are Neff and Bosch integrated appliances and bi-folding doors which open onto the patio area. There is also a separate utility room with direct access to outside. On the first floor there is a generous landing with several velux windows, there are five double bedrooms, two en-suite showers and a large family bathroom. Outside the property enjoys a plot which extends to approximately 0.65 acres and is afforded a high degree of privacy due to various mature trees and hedging located along the front boundary. There is an extensive gravel and block paved drive which provides ample parking for numerous vehicles. To the rear the gardens are primarily lawned with numerous mature trees and shrubs.

## LOCATION

The property is in a highly accessible location just a few miles south of Chelmsford city centre which offers extensive shopping and recreational facilities. The A130 and A12 trunk roads are both within easy reach and provide onward access to the M25 and London. There are a number of excellent local primary, secondary and private schools all within a short drive as well as lovely countryside walks all of which help to make this a popular location with families. There are also a number of recreational facilities offered at nearby South Hanningfield reservoir.

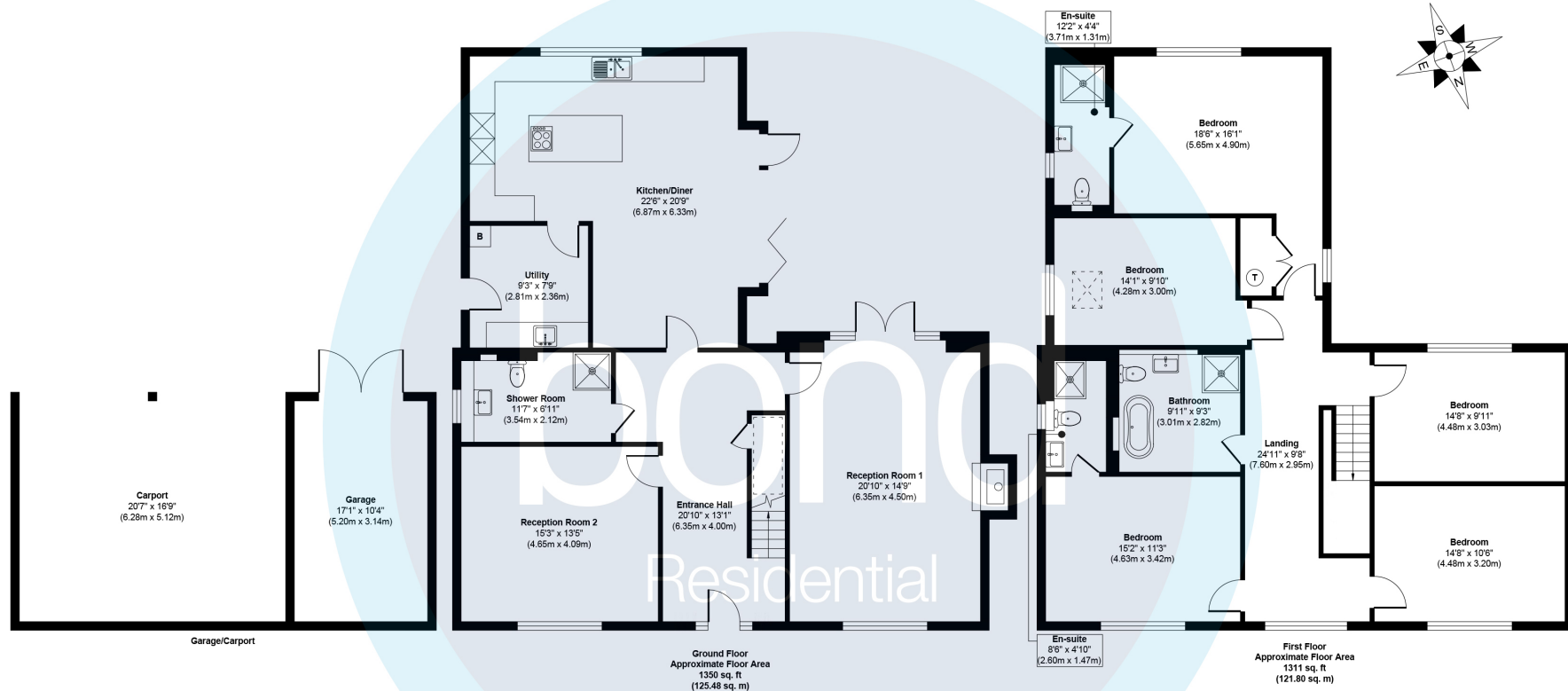
- Individual and spacious detached family home
- Reception hall
- Spacious living room with feature fireplace
- Large modern fitted kitchen/diner with integrated appliances
- Five double bedrooms
- Family bathroom
- Twin bay cartlodge and garage
- Overall plot in excess of 0.65 acres
- NHBC warranty valid until September 2030
- Over 2600 sq ft of living space
- Ground floor wetroom
- Large Study/Playroom
- Separate utility room
- Principal & guest bedrooms with en-suite shower
- Gas central heating with underfloor heating throughout the ground floor
- Extensive parking facilities
- Popular village location
- 9 Solar panels







# GingerBread Hill House



**Approx. Gross Internal Floor Area 2661 sq. ft / 247.28 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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