



Cluaran House, Southend Road, Howe Green, Chelmsford, Essex, CM2 7TE

Council Tax Band G (Chelmsford City Council)

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£1,500,000 Freehold

Built with NHBC warranty until 2027 and to the current owners own exacting specification this stunning five bedroom luxury family home provides an impressive 3331 ft² of internal living space set over three floors with an open plan ground floor perfect for modern day living.

ACCOMMODATION

The ground floor accommodation features porcelain tiled floors with underfloor heating and commences with an impressive and spacious reception hall and oak central staircase, the expansive open plan living space features a luxury bespoke fitted kitchen with high quality integrated appliances and a central island unit. The main living space is open plan with discrete spaces creating two lounges, dining area and breakfast area, with Bi-fold doors opening onto the rear garden creating seamless integration of the indoor and outdoor space. A large utility room and cloakroom complete the ground floor accommodation.

On the first floor a galleried landing provides access to four double bedrooms and a central staircase leads to the second floor. The principal bedroom suite features a Juliette balcony with custom fitted wardrobes and en-suite shower. A generous guest bedroom features an en-suite shower room whilst the two remaining bedrooms are serviced by the family bathroom. All bedrooms feature fitted or built in wardrobe space.

The second floor is partly open plan and provides extensive eaves storage and is configured to be partly open plan and is currently utilised as a home office space. It would also lend itself for use as a 5th bedroom as there is an additional room which is currently utilised as a dressing room and a separate wc.

OUTSIDE

The overall plot extends to approximately 0.32 acres and enjoys a westerly rear aspect. The property features a decorative pillared wall to the front boundary with electric gated entrance for added security. There is a generous driveway providing parking for in excess of 6 vehicles and access to the double garage. The rear garden is designed for entertaining with an extensive indian sandstone paved terraced extending across the rear of the home. The remainder of the garden is lawned with a path leading down the garden to a shed and:

LEISURE BUILDING

The current owners have constructed an impressive outbuilding which offers 417 sq ft of internal space. This space lends itself to a variety of uses but is currently used as a games room and entertainment space complete with its own kitchen area with bar and a cloakroom.

LOCATION

Howe Green is a popular small village on the south side of Chelmsford and is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station. Chelmsford City Centre is located within 4 miles of the village and offers a comprehensive range of shopping, educational and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes. The nearby village of East Hanningfield has a pub, a highly regarded restaurant, village hall and a shop together with an infant and junior school. There is a selection of both state and private schools within easy reach and Chelmsford County High School for Girls and the Grammar school are within 6 mile

- Stunning four/five bedroom detached family home
- Four first floor double bedrooms
- Second floor office or bedroom with dressing room and wc
- Stunning 400 sq ft outbuilding with kitchen & wc
- Gas central heating & double glazing
- 10 year NHBC warranty until 2027
- Bespoke fitted kitchen with integrated appliances and central island
- Three first floor bathrooms
- Overall plot extending to circa 0.32 of an acre
- Double garage and extensive parking
- Underfloor heating with porcelain tiled flooring to ground floor

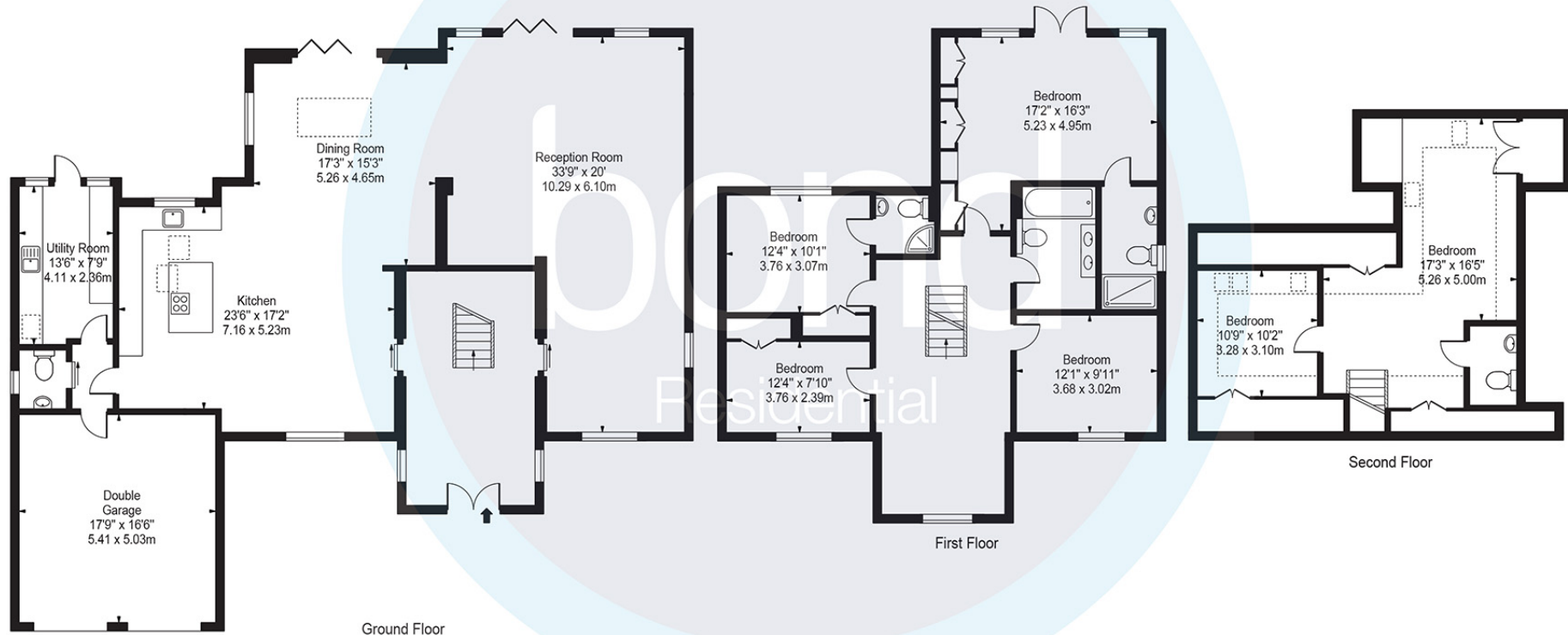








Approx. Total Internal Area 3624 Sq Ft - 336.68 Sq M
(Including Restricted Height Area & Garage)
Approx. Gross Internal Area 3012 Sq Ft - 279.82 Sq M
(Excluding Restricted Height Area & Garage)
Approx. Gross Internal Area Of Garage 293 Sq Ft - 27.21 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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