



Chalklands, Howe Green, Chelmsford, Essex, CM2 7TH

Council Tax Band F (Chelmsford City Council)

 2  5  3

£1,300,000 Freehold

This impressive detached family home, set within the highly sought-after Chalklands area of Howe Green, offers a perfect blend of spacious accommodation, versatility, and modern convenience. Thoughtfully designed, the property features generous living areas, a contemporary kitchen, and an exceptional annexe providing independent living space ideal for extended family or guests.

The ground floor offers a welcoming entrance hall, cloakroom, a bright and expansive sitting/dining room with dual aspect windows, and a study perfect for home working. The modern fitted kitchen connects to a large utility room and leads to the covered outdoor area, ideal for covered parking or storage, as well as giving access to the first floor annexe via a lift or staircase. Upstairs, the first floor provides four well-proportioned bedrooms, including the en-suite bathroom, a stylish shower room, and ample storage throughout. The annexe, accessible via the landing offers an open-plan living space with kitchenette, bedroom, dressing room, shower room, and a private balcony—ideal for multi-generational living or visiting guests. Externally, the property enjoys driveway parking, and a rear garden designed for low maintenance yet offering great scope for personalisation.

Location

Chalklands in Howe Green is a prestigious residential area located just south of Chelmsford. Renowned for its semi-rural charm, wide tree-lined roads, and spacious family homes, it offers a tranquil lifestyle with the convenience of excellent nearby amenities. The area is surrounded by beautiful green spaces ideal for walking, cycling, and family days out. For daily amenities, nearby Great Baddow and Chelmer Village offer supermarkets, shops, cafés, and local pubs.

Transport links are superb — the A12 & A130 are easily accessible, providing routes towards London and Colchester, while Chelmsford City Centre is just a short drive away with its mainline railway station offering regular fast services to London Liverpool Street in around 35 minutes. Bus routes and cycle paths also connect Howe Green to Chelmsford and surrounding villages.

Families are well served by excellent schooling, including nearby East Hanningfield Church of England Primary School, Sandon School, and Great Baddow High School.

- Spacious four-bedroom detached family home in a highly sought-after location
- Separate study perfect for home working
- Twin garages plus covered parking area
- Lift access to annexe, ideal for multi-generational living
- Expansive sitting/dining room ideal for entertaining
- Fitted kitchen with adjacent utility room
- Self-contained annexe with private entrance and balcony
- Lovely setting with excellent access to Chelmsford City Centre and transport links





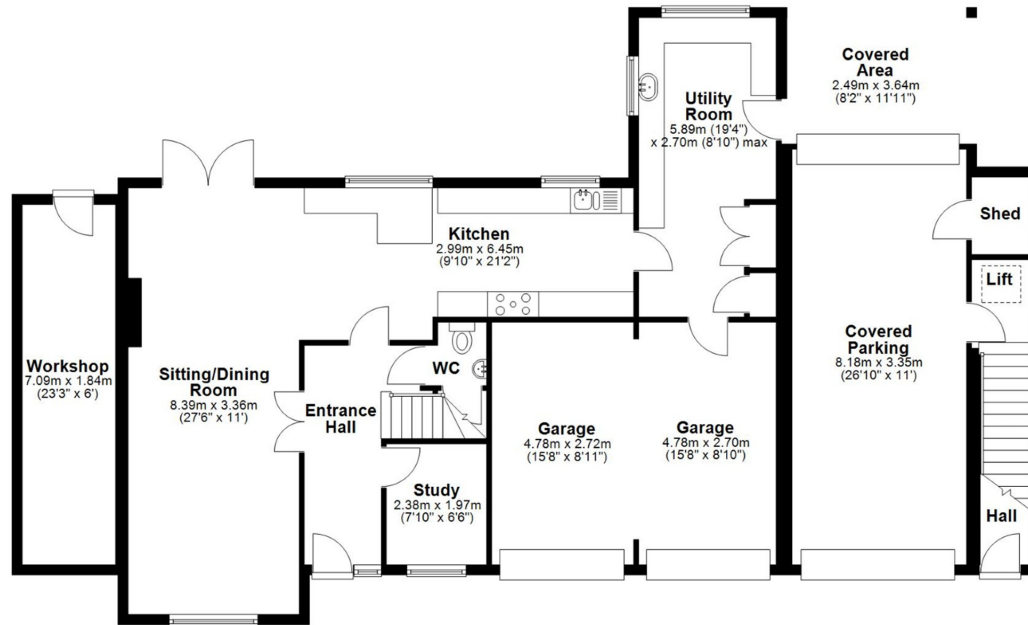






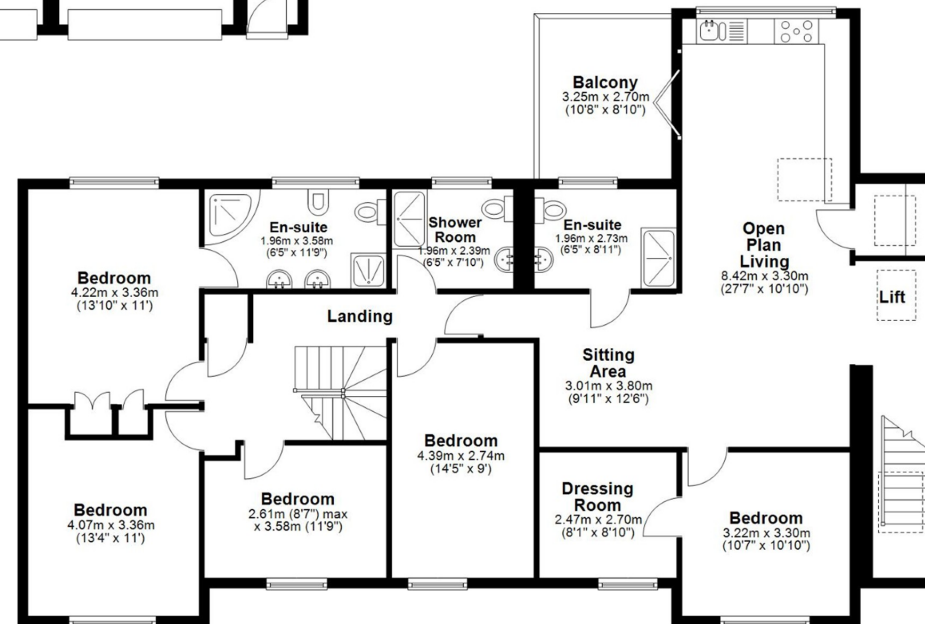


Ground Floor



First Floor

Annexe



APPROX INTERNAL FLOOR AREA 296 SQ M (3210 SQ FT)
(Excludes Covered Area at Rear and Workshop)

This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate **NOT** to be used for valuation purposes.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
Current	75
Maximum	77
England, Scotland & Wales	

