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Residential

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Chelmsford Road, Purleigh, CM3 6QP

Council Tax Band G (Chelmsford City Council)



£1,350,000 Freehold



Built to an exceptionally high standard and specification this substantial family home is designed to wow you at every opportunity. It offers a very considered layout with an emphasis on space, light and flow throughout the accommodation. This is primarily achieved thanks to the spacious central reception hall and galleried landing. The home offers a wealth of features which include zonal underfloor heating,, dual EV charging ports, security CCTV and alarm system and an electrically gated entrance. Solar panels and an air sourced heat pump aid the energy efficiency of the home whilst also reducing running costs.

## ACCOMMODATION

A spacious reception hall is centrally located and features oak flooring with built in storage and a cloakroom. To the front of the house there is a generous snug/sitting room with wood burner oak flooring and dual aspect bay fronted dining room. The living room also enjoys a dual aspect and is well proportioned and offers views of the garden as well as a feature fireplace with woodburner. The living room leads seamlessly into an open plan kitchen/breakfast and garden room offering further views of the rear garden. The kitchen has been re-fitted by the current owners and features white handleless units with quartz work tops and a central island unit. Integrated Siemens appliances include induction hob, conventional, steam and microwave ovens, dishwasher and cooker hood, AEG american style fridge/freezer and winecooler and Quooker hot, cold and sparking water tap. A separate utility room provides additional storage and laundry space and completes the ground floor.

On the first floor the accommodation is once again centred around a galleried landing which is bathed in light from the large feature roof lantern and is large enough to provide space for a sofa/chaise longue. The principal bedroom features a Juliette balcony which overlooks the rear garden and farmland beyond the rear boundary, the en-suite shower is well proportioned and offers underfloor heating, a walk in dressing room provides storage solutions in addition to eaves storage. The guest bedroom also features fitted bedroom furniture and an en-suite shower, two remaining bedrooms are also generous double bedrooms and are serviced by a luxury family bathroom with led feature lighting and a contemporary suite which includes double ended freestanding bath, walk in shower and his/her wash basins with fitted bathroom furniture.

## OUTSIDE

The overall plot extends to 0.41 of an acre and is entered via a secure remote and intercom operated shared gated entrance. There is gravelled driveway parking for several cars along with dual EV charging ports, the double garage features twin electric roller doors with foam interlocking floor tiles and led lighting feature, a door leads to a rear lobby with stairs leading to a useful home office space with fitted storage solution. Located to the rear of the garage there is a gazebo with hardstanding and wiring for hot tub below. The rear garden has been landscaped by the current owners and incorporates a large expanse of lawn with flower and shrub beds and hedged boundaries, there is extensive external lighting throughout the garden and 3 timber sheds and a useful summer house are located at the far end of the garden. To the immediate rear of the property there is an extensive porcelain patio area which extends across the rear of the house and provides an excellent space for outside entertaining and pathways which leads to both sides of the property.

## SERVICES

Mains Electricity, mains Water and private drainage are available.

## LOCATION

Set in a semi rural location with in easy reach of the popular estuary town of Maldon and highly desirable village of Danbury. The home is surrounded by picturesque countryside and therefore offers a peaceful retreat close the to desirable village of Purleigh with its friendly community and The Bell Pub, a community run village shop and highly regarded primary school at its heart. There are numerous walking routes with rambles out to the Blackwater estuary beyond. A12 trunk road and Sandon Park & Ride station are less than a 30 minute drive away, commuting options are covered by mainline stations located at Hatfield Peverel and Chelmsford and the soon to open Beaulieu Park station.

- Stunning detached high specification family home
- Bay fronted dining room
- Fully fitted handleless kitchen with Siemens integrated appliances
- Separate utility room with additional storage and laundry space
- Principal bedroom with dressing room, luxury en-suite and Juliette balcony
- Spacious family bathroom with 4 piece contemporary suite
- Air source heat pump with zonal underfloor heating to ground and first floor
- Double garage with home office space over
- Outbuildings including three storage sheds and summer house
- Remote electrically operated gated entrance
- Spacious living room with feature fireplace and log burner
- Separate snug / playroom
- Spacious garden room opening into kitchen
- Four generous double bedrooms
- Guest bedroom with luxury en-suite shower
- Double glazed leaded light windows
- Hot water via solar panels
- Mature 0.41 acre plot backing onto farmland
- Established rear garden with external lighting and porcelain patio area and paths
- Security alarm and CCTV system









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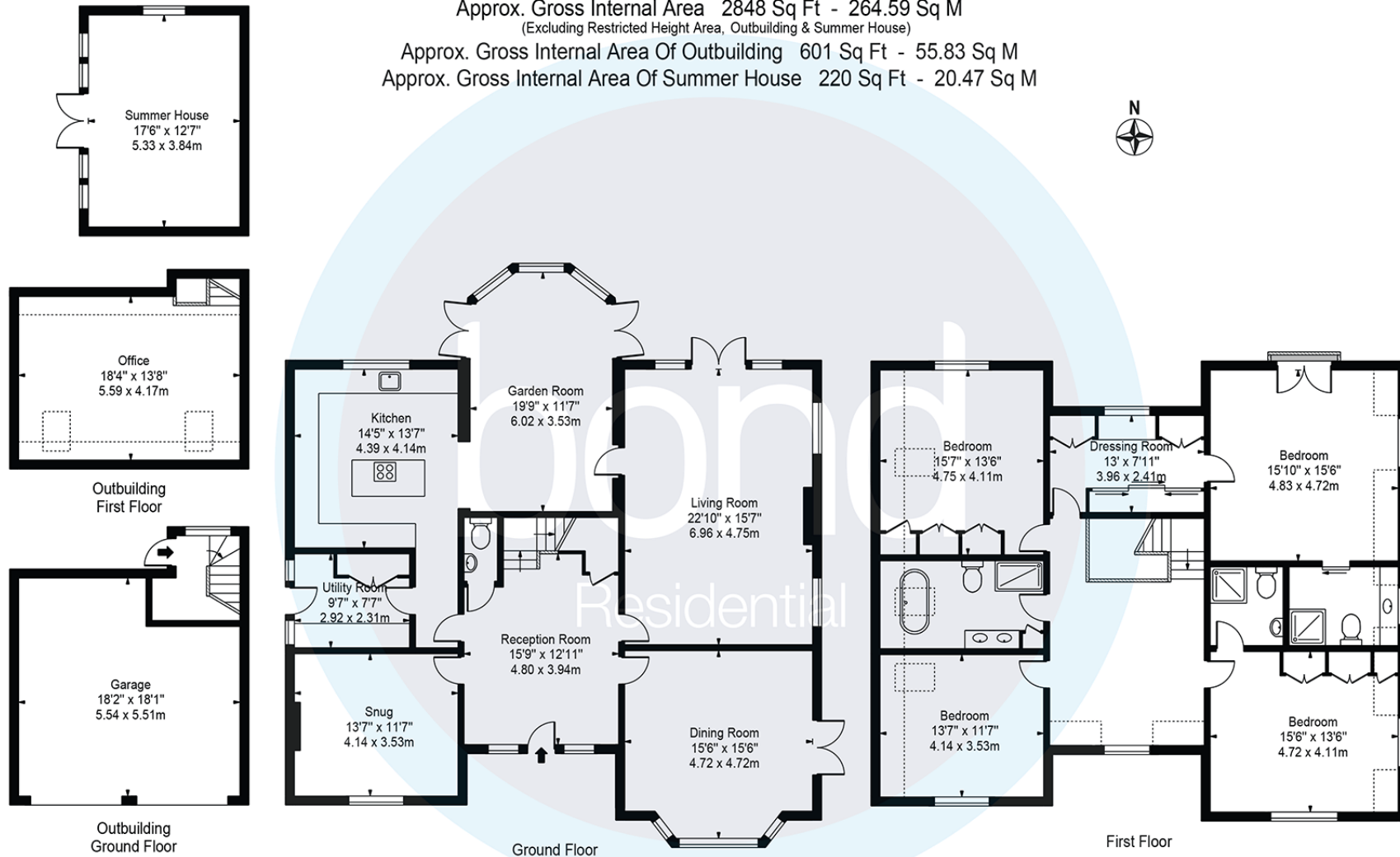


Approx. Gross Internal Area 2985 Sq Ft - 277.32 Sq M  
(Including Restricted Height Area, Excluding Outbuilding & Summer House)

Approx. Gross Internal Area 2848 Sq Ft - 264.59 Sq M  
(Excluding Restricted Height Area, Outbuilding & Summer House)

Approx. Gross Internal Area Of Outbuilding 601 Sq Ft - 55.83 Sq M

Approx. Gross Internal Area Of Summer House 220 Sq Ft - 20.47 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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