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# COURT

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## Goat Hall Lane, Chelmsford, Essex, CM2 8PH

£1,100,000



We are delighted to offer for sale this charming detached 4 bedroom residence, located in a private sought-after setting, offering a plot of approx. one acre enjoying countryside views. The property enjoys an elevated setting and is set along a quiet country lane near to Galleywood with access to Chelmsford City Centre, main line rail services and excellent schooling. Property Information: Tenure Freehold, EPC rating D, private drainage (new septic tank), oil central heating. (Ref: ADS230001). Chelmsford main line station approx. 4 miles, Ingatestone station 5 miles (London Liverpool Street) | Chelmsford City Centre 4 miles approx. St. Michaels CofE Primary 1.5 miles approx. and Chelmsford Grammar Schools 4.6 miles | Excellent main road links A12 (M25) & A414/M11 Stansted Airport

- SPACIOUS DETACHED FAMILY HOME
- PLOT OF APPROX. ONE ACRE
- THREE RECEPTION ROOMS
- QUIET COUNTRY LANE LOCATION
- LOCATED ALONG A QUIET COUNTRY LANE
- COUNTRYSIDE VIEWS
- FOUR BEDROOMS WITH EN-SUITE TO THE MASTER
- BESPOKE KITCHEN / BREAKFAST & DINING ROOM
- EXCELLENT ROAD LINKS, ACCESS INTO CHELMSFORD





## Ground Floor

### Entrance Hall

6.36m x 1.92m (20' 10" x 6' 4") The entrance leads into the main hallway with stairs to the first floor.

### Hallway

3.51m x 3.85m (11' 6" x 12' 8")

### Study

3.48m x 3.112m (11' 5" x 10' 3") feature fireplace and is currently used as a study

### Main Reception Room



6.78m x 6.91m (22' 3" x 22' 8") Featuring wood floors and offering bi-folding doors out to the sun terrace which provides ample space for outside dining – this room is flooded with natural light providing ample entertainment space. Steps lead up to a further reception room/snug featuring an open fireplace with inset woodburning stove.

### Sitting Room



3.71m x 4.38m (12' 2" x 14' 4")

## Bathroom



A stylish fully-tiled bathroom with a unique copper freestanding bath and separate vanity sink unit.

## Kitchen Breakfast Room



3.01m x 5.72m (9' 11" x 18' 9") The kitchen/breakfast room offers a range of bespoke wooden units, quartz worktops, range cooker and double doors lead into a useful utility room at the far end. The breakfast area is open plan and leads lead through to the beautiful Orangery providing dining/entertaining space with atrium roof, tiled floor, column radiator and bi-folding doors leading out to the sun terrace. The garden is



south east facing.

**First Floor**

**Master Bedroom**



5.11m x 6.82m (16' 9" x 22' 5") The impressive Master bedroom has its own staircase and cloakroom and offers open views. The remainder of the first floor is accessed from the main staircase giving access to three bedrooms and a main bathroom with separate shower.

**Bedroom Two**



4.97m x 3.29m (16' 4" x 10' 10")

**Bedroom Three**



4.28m x 2.41m (14' 1" x 7' 11")

**Bedroom Four**



2.08m x 2.29m (6' 10" x 7' 6")

**Family Bathroom**

Comprising a Bath, WC, Wash Hand Basin and Separate Shower.

**External**

**Surrounding Grounds**





Within the garden is a pretty summerhouse/studio with an area of terrace and pergola, providing a further seating area. There is a decked terrace from the main reception room and this offers views over the open countryside beyond. Outside is a storeroom attached to the property, together with further storage provided in a separate block with double entrance doors to each. There is also a purpose-built Kennel with enclosure. To the front aspect there is an area of well-tended lawn together with hedging, flower and shrub borders and the rear garden offers ample space for sitting and enjoying the surrounding land with lawned areas and shrubs.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.