



Patching Hall Lane, Chelmsford, Essex, CM1 4DB

 4  5  3

£1,100,000 Freehold

ACCOMMODATION

This unique detached family home occupies a plot in excess of 1/3 acre and features over 3,200 sq ft of flexible accommodation comprising an inviting central hallway with access to a ground floor shower room with contemporary white suite. The Dining room has both a feature fireplace and a square bay window overlooking the front elevation. To the opposing side of the hallway is a well fitted kitchen breakfast room with part vaulted ceiling, an extensive range of high-quality kitchen cabinetry including integrated appliances, a range style oven, complemented by granite work surfaces and tiled floor. A door from here leads into the adjacent snug with double doors onto the garden and wonderful courtyard area. The home offers a plethora of further receptions which could be used for a multitude of family activities, including opportunity for two or more home offices, games room, together with the potential for a separate independently accessed yet integrated one bedroom annexe with en-suite shower room, kitchen and sitting room. The ground floor is completed by a delightful well-proportioned dual aspect Sitting room with two sets of double doors opening onto the enclosed courtyard and gardens beyond. To the first floor the size and quality of the home continues with four double bedrooms the principal suite being of an impressive size and again dual aspect, enjoying views across the gardens and having a range of fitted wardrobes and a high quality four piece en-suite bathroom with separate walk-in shower.

Accessed via a carriage driveway, the home also offers garaging and ample storage, which can obviously be extended if required. Externally the home offers a wonderful unoverlooked, mature garden, commencing with a natural stone style paved central courtyard area ideal for breakfasting with central water feature and giving access to two garden storerooms. The remainder of the garden is lawned and interspersed with mature trees and shrubs plus well-tended borders providing year round colour and interest. Towards the rear of the garden there is a further patio area ideal for dining and enjoying the evening sun. This is, without question a truly delightful home, offering a multitude of opportunities and flexibility whilst being located in an enviably convenient location.

LOCATION

Situated within easy access of Chelmsford city centre and mainline station. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and Patching Hall Lane is within the highly desirable catchments of two outstanding grammars, King Edward VI Grammar School and Chelmsford County High School for girls, which are two of the country's top performing grammar schools. St John Payne high school is also conveniently located within walking distance of the property and there are several private schools within the wider chelmsford area. For higher education there is Writtle Agricultural College and Anglian Ruskin University.

There is a selection of parks and open spaces within close proximity. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes. Patching Hall Lane benefits from a regular bus service into the city centre.

- **Detached Family Home**
- **Four Reception Rooms**
- **One Bedroom Annexe Accommodation**
- **1/3 Of An Acre Plot**
- **Bathroom & Two Shower Rooms**
- **Four Double Bedrooms**
- **Fitted Kitchen/Breakfast Room With Built In Appliances**
- **Games Room**
- **Garage & Carriage Driveway**
- **Two Utility Rooms**

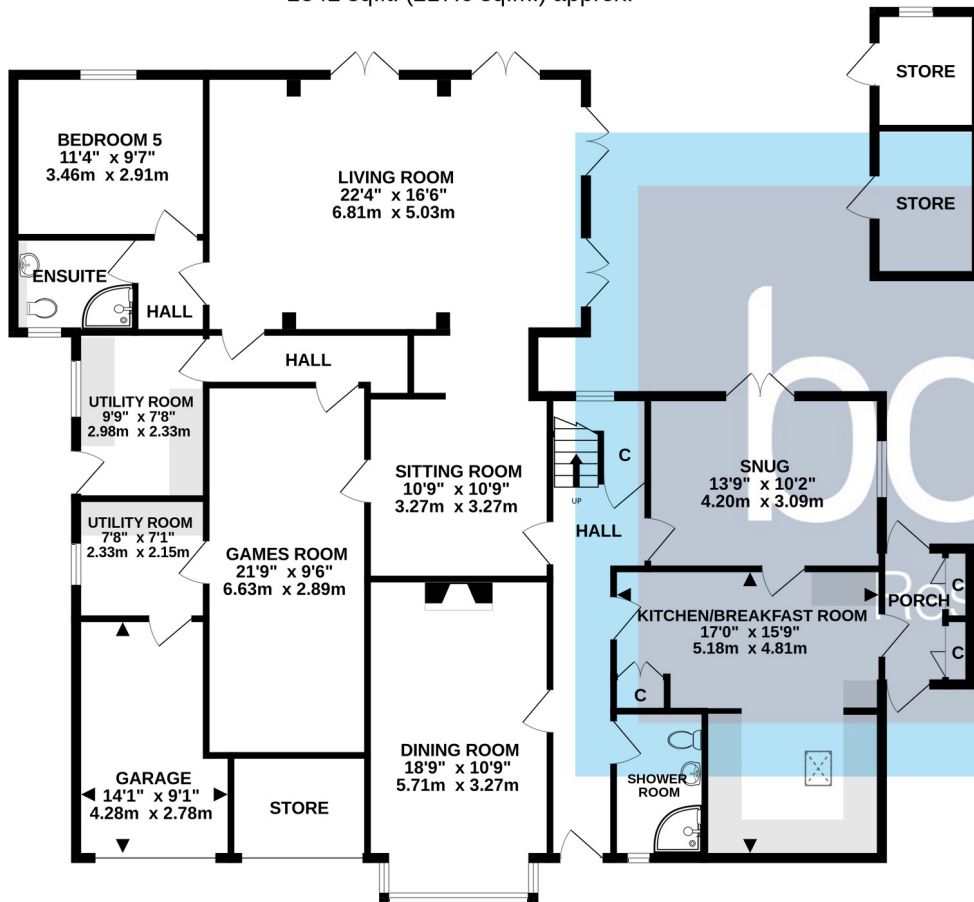








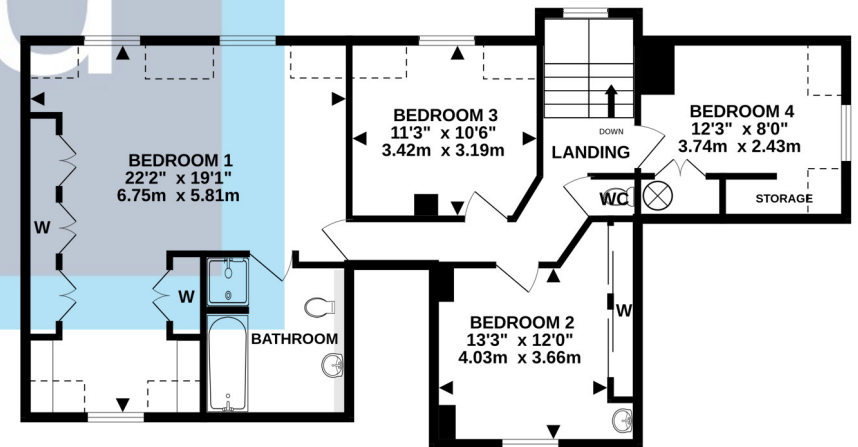
GROUND FLOOR
2342 sq.ft. (217.6 sq.m.) approx.



TOTAL FLOOR AREA : 3243sq.ft. (301.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



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