

ASHTON WHITE
Leading the way home

Laburnham Cottage, Brook End Road (South), Chelmsford, CM2 6NZ

£1,100,000

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Laburnham Cottage Brook End Road (South) Chelmsford CM2 6NZ

SALE AGREED BY ASHTON WHITE
A charming Grade II Listed five bedroom detached period house, dating back to 17th Century, with an appealing blend of character features including exposed timbers, open fireplace and vaulted ceilings, and more contemporary elements including a large extended open-plan kitchen/family room with bi-fold doors and a stunning outdoor leisure room and bar. Whilst enjoying a semi-rural setting with country views, the house is conveniently located for a selection of well-regarded schools and the varied amenities of Chelmsford City centre including an excellent rail service into London.

To the ground floor is an impressive reception hall featuring an Inglenook fireplace, giving access to the three main reception rooms and ground floor bathroom. To the rear is the stunning open-plan kitchen/family room offering ample space for entertaining, with bi-folding doors onto the garden terrace. The kitchen features underfloor heating (also found in the 2 bathrooms). There is a utility room and separate dining room which offers potential for forming part of an annexe if required, including the adjoining shower room and bedroom five. Up on the first floor and four double bedrooms; with two featuring impressive 14' vaulted ceilings. The spacious family bathroom includes a free-standing bath and walk in shower.

The property stands in gardens and grounds of around 0.4 acres with a gravel driveway leading to the double garage. The wrap-around gardens are extensive, affording country views to the east and to the far corner is an outstanding detached leisure room with bi-folding doors and an outside bar area and seating terrace.
Oil heating - Private drainage

























RECEPTION HALL
15'5 x 12 (4.70m x 3.66m)

LIVING ROOM
15'4 x 14 (4.67m x 4.27m)

SITTING ROOM
13'2 x 11'5 (4.01m x 3.48m)

STUDY
12'6 x 10'6 (3.81m x 3.20m)

KITCHEN/FAMILY ROOM
26 max x 24 max (7.92m max x 7.32m max)

DINING ROOM/POTENTIAL ANNEXE
15'9 x 12 (4.80m x 3.66m)

BEDROOM FIVE/ANNEXE BEDROOM
12 x 7'9 (3.66m x 2.36m)

GROUND FLOOR SHOWER ROOM

UTILITY
5'9 x 4 (1.75m x 1.22m)

PRINCIPAL BEDROOM (14' VALUTED CEILING)
15'4 x 14 (4.67m x 4.27m)

BEDROOM TWO (14' VALUTED CEILING)
15'4 max x 10'2 (4.67m max x 3.10m)

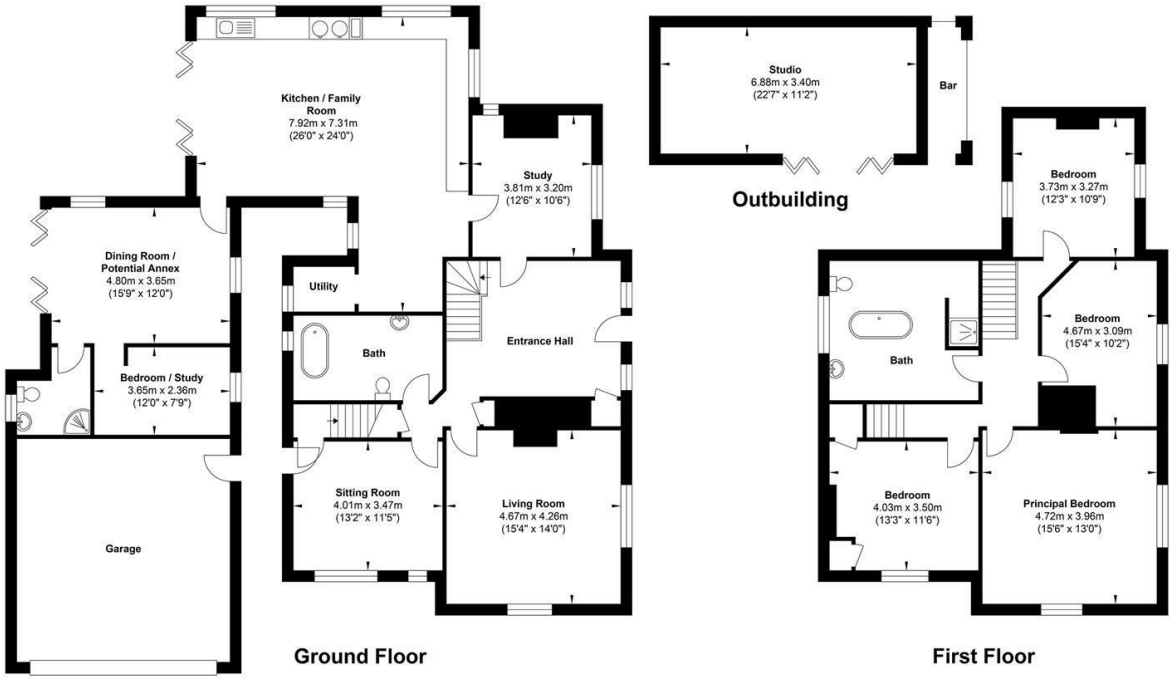
BEDROOM THREE
13'2 x 11'5 (4.01m x 3.48m)

BEDROOM FOUR
12'3 x 10'9 (3.73m x 3.28m)

FAMILY BATH/SHOWER ROOM
12'9 x 12'9 (3.89m x 3.89m)

STUDIO/LEISURE ROOM
22'7 x 11'2 (6.88m x 3.40m)

DOUBLE GARAGE
19'8 x 18'3 (5.99m x 5.56m)



Gross Internal Floor Area : 274.72 m2 ... 2957.06 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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