

oakheart

£1,250,000

Asking Price

Banters Lane, Great Leighs



Tucked away in the idyllic village of Great Leighs, Chelmsford, this enchanting period cottage on Banters Lane offers the perfect blend of historic charm and contemporary comfort, nestled just under an acre of beautiful grounds. From the moment you pass through the double private gates and wind your way down the long gravel driveway, this property offers a rare sense of privacy and timeless countryside living.

Step inside to discover a spacious and character-filled interior, where exposed beams, original brickwork, and a mix of wood, tiled, and soft carpet flooring create a warm, welcoming ambiance. The

heart of the home is a large open-plan kitchen and dining area, ideal for modern family living and entertaining. The kitchen flows seamlessly into a generous dining space and onwards into a cozy reception room complete with an impressive inglenook fireplace. French patio doors lead directly out to the tranquil rear garden and sun-drenched patio area, offering a delightful indoor-outdoor lifestyle. The ground floor is also home to one of the three bedrooms and a separate shower room—ideal for guests or single-level living.

Upstairs, the period features continue to shine. The landing

branches off to two further bedrooms and a stunning family bathroom, boasting a tiered freestanding roll-top bath, perfect for long soaks. One of the bedrooms is accessible through a charming character doorway, adding a unique touch that simply must be seen in person.

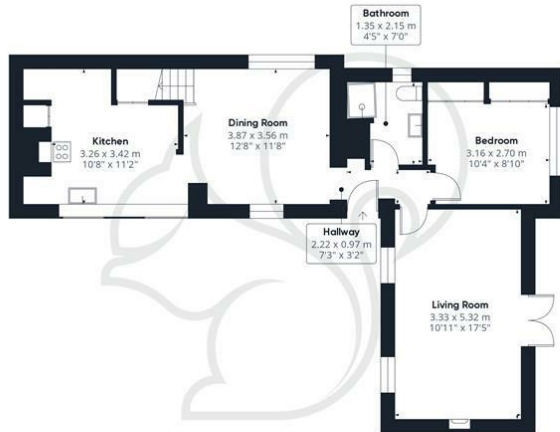
Surrounding the home, the gardens are a haven of tranquillity, thoughtfully landscaped to allow enjoyment of the sun throughout the day. Whether you wish to relax on the patio, cultivate a vegetable patch, or simply appreciate your privacy of your personal space that is in touch with the beauty of the natural surroundings, the outdoor space offers flexibility and charm in equal measure.







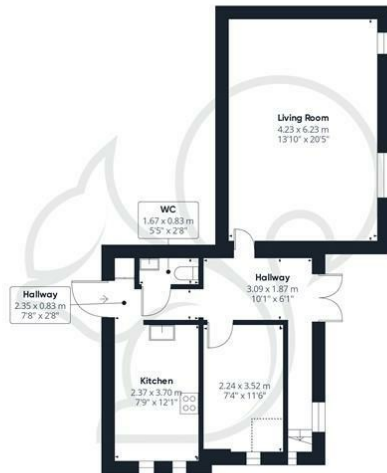




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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Approximate total area[®]

160.75 m²
1730.3 ft²

Reduced headroom

2.73 m²
29.37 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:
Chelmsford City

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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