



PRESTIGE HOMES

BY HAMILTON PIERS



Half Thatch, 181 Main Road, Great Leighs, Chelmsford, Essex, CM3 1NR

Prestige Homes by Hamilton Piers are delighted to offer for sale this VERSATILE 17th Century half-thatch residence, boasting a SELF-CONTAINED ANNEX, well-established UNOVERLOOKED rear garden and generous living space throughout inc. 20' VAULTED dining room, modern 15' DUAL ASPECT kitchen/dining room plus STUDY/garden room & characterful lounge with open fireplace and exposed beams. Benefiting from a detached garage (part-converted to MUSIC STUDIO), driveway for up to five vehicles, EV charging point and IMMACULATELY PRESENTED accommodation which has been extensively updated, improved and maintained to incorporate the existing ORIGINAL CHARACTER FEATURES. Ideally set in the sought after SEMI-RURAL village of Great Leighs, close to local amenities with convenient access to Chelmsford City Centre & Mainline Station, A120/M11 & A12/A130. Internal viewings highly recommended.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Secure main entry into lobby area, stairs to first floor, carpeted flooring and access points into lounge and kitchen/breakfast room.

SITTING ROOM:

13' x 12'7 (3.96m x 3.84m)

Double glazed windows to front and side aspects, central open fireplace with exposed brick features, radiator, carpeted flooring and surrounding exposed beams.

STUDY / GARDEN ROOM:

13' x 4'9 (3.96m x 1.45m)

Double glazed windows across rear aspect, radiator, wood flooring. Double glazed door opening to rear patio area.

KITCHEN / BREAKFAST ROOM:

15'2 x 12'7 (4.62m x 3.84m)

Double glazed windows to front and rear aspects, a series of fitted matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster cooker with a six ring gas hob and extractors over, integrated dishwasher, breakfast bar, radiator, tiled flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:

6'5 x 5'5 (1.96m x 1.65m)

Double glazed window to side aspect, fitted base unit in Granite incorporating Butler sink with central mixer hose tap, space for washing machine and tumble dryer, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door accessing atrium.

CLOAKROOM:

Inset WC, vanity wash hand basin with feature porcelain tiled splash back, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

INNER LOBBY:

Lobby area linking kitchen/breakfast area into dining room, comprising two large built-in storage/cloak cupboards, space for American fridge/freezer, tiled flooring and smooth ceiling with sunken spotlights. UPVC double glazed door to rear aspect onto side patio area and additional exit door opening to front courtyard.

DINING ROOM:

20'2 x 8'6 (6.15m x 2.59m)

Double glazed windows across front aspect with views onto front courtyard, inset log burning stove, recessed fitted display cabinet with lower log store, radiator, fossilised Jerusalem stone flooring and smooth vaulted ceiling with exposed beams. Opening to corridor which leads to shower room and bedroom two, with additional exit door to front courtyard.

SHOWER ROOM:

Enclosed and fully tiled shower unit, inset WC, vanity wash hand basin, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

11'11 x 8'6 (3.63m x 2.59m)

Double glazed bay window to front aspect, two radiators, carpeted flooring and smooth ceiling.

ATRIUM:

15'1 x 6'10 (4.60m x 2.08m)

Brick and timber construction forming a link between the main residence and annexe accommodation, featuring glazed windows and doors to each side aspect, tiled flooring and vaulted glass roof.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, radiator, carpeted flooring and smooth vaulted ceiling.

MASTER BEDROOM:

13' x 12'7 (3.96m x 3.84m)

Double glazed window to front aspect and Velux to rear, two radiators, carpeted flooring and smooth vaulted ceiling with exposed beams.



BEDROOM THREE:

10'9 x 8'3 (3.28m x 2.51m)

Double glazed windows to front and rear aspects, solid oak built-in wardrobe, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

Double glazed window to rear aspect, synthetic stone freestanding bath with feature Porcelain tiling and corner shower unit set behind glass enclosure, inset WC, vanity wash hand basin, extractor fan, heated towel rails, fitted storage cupboard, tiled flooring and smooth ceiling with sunken spotlights.

ANNEXE ACCOMMODATION:**GROUND FLOOR:****ENTRY:**

Accessed via atrium which links into main residence and opening to;

KITCHEN / DINER:

14' x 6'3 (4.27m x 1.91m)

Double glazed windows to each side aspect, stairs to first floor, under stairs storage cupboard, a series of matching fitted base units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for fridge/freezer, slimline dishwasher and washing machine, induction hob, radiator, tiled flooring and smooth ceiling.

LOUNGE:

14' x 7'11 (4.27m x 2.41m)

Double glazed windows to each side aspect, radiator, carpeted flooring and smooth ceiling. French doors to rear patio area.

SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled corner shower unit, inset WC, inset wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

FIRST FLOOR:**BEDROOM / STUDY AREA:**

13' x 10'9 (3.96m x 3.28m)

Double glazed windows to front and side aspects, radiator, wood flooring and smooth vaulted ceiling.

BEDROOM:

9'7 x 7'11 (2.92m x 2.41m)

Glazed window to rear aspect, radiator, wood flooring and smooth vaulted ceiling.

EXTERIOR:**REAR GARDEN:**

A sizeable, private and well-established rear garden comprising flagstone patio areas to property rear and sides, remainder mainly laid to lawn with central pond, surrounding bridge and rockery with lilies, acers and various

mature shrubs, two large timber sheds, varying fruit trees and mature trees across rear boundary to provide privacy throughout. Side area laid with shingle and leading to gated side access.

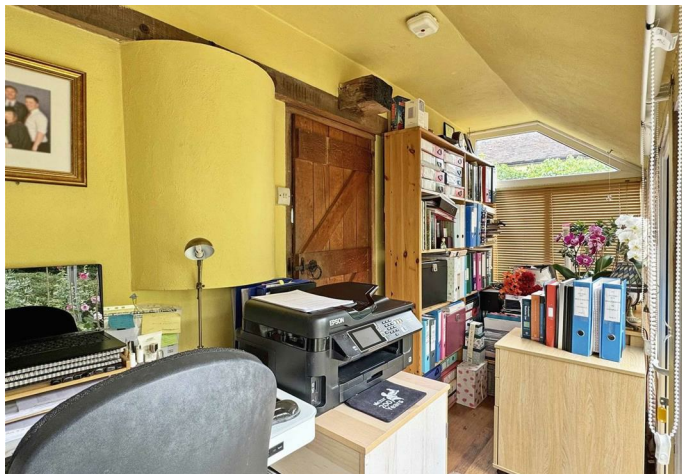
GARAGE, DRIVEWAY & PARKING:

Detached garage which has been mostly converted and is currently utilised as a music studio, fitted with sound proofing and under floor heating, still maintaining ample storage space to the front which is accessible via an up and over door. Further potential to re-convert the garage back to its original state or create a home office or gym/studio. Driveway parking for up to five vehicles with installed EV charging point.

AGENTS NOTES:

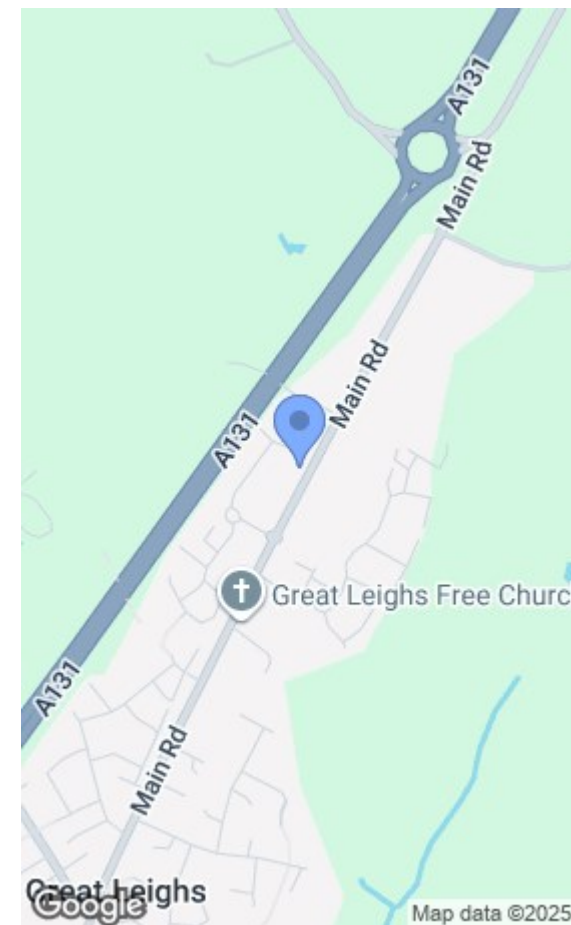
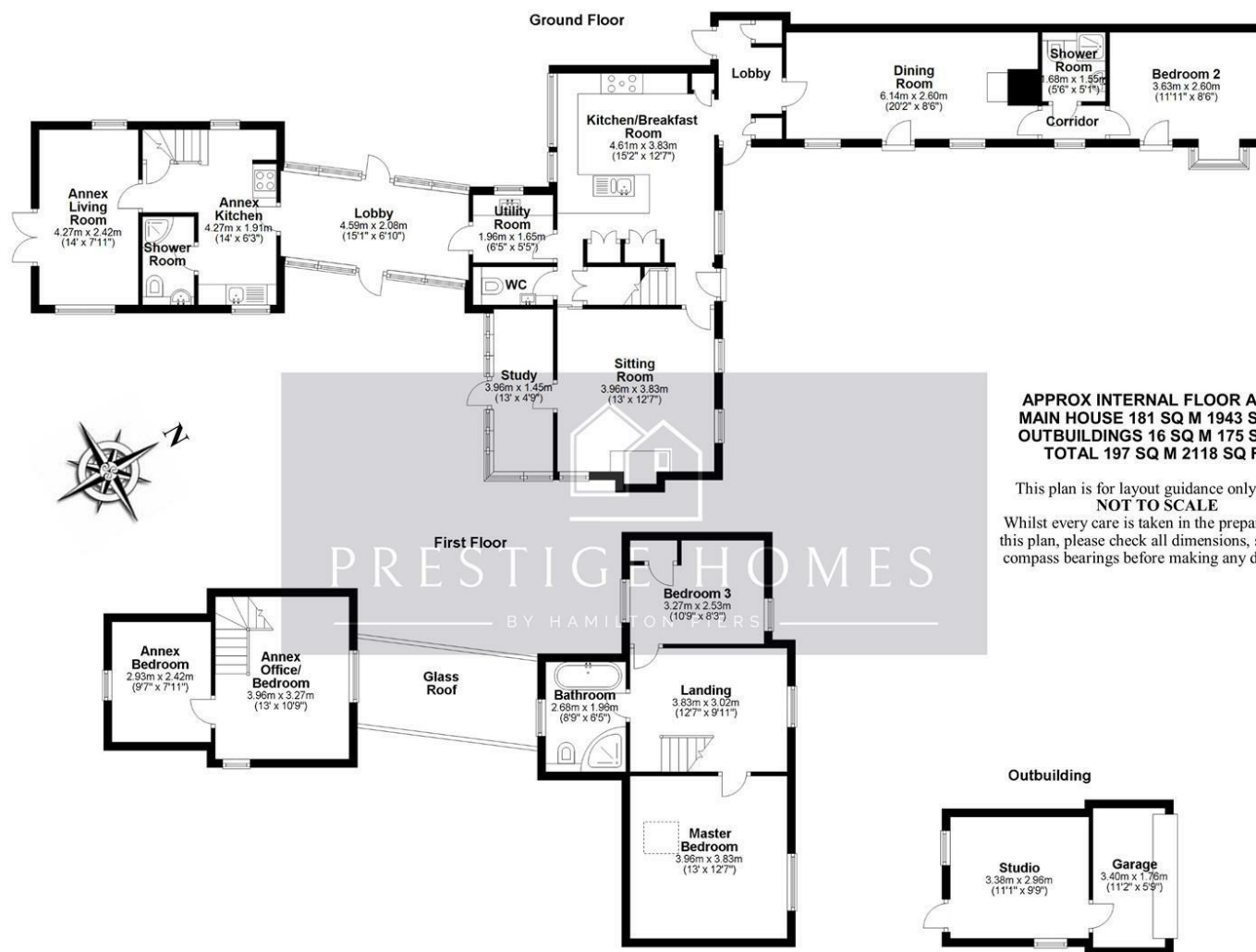
Council Tax Band: F

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.









This prestige home is Freehold.

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