



Chalk End  
Roxwell CM1 4LG  
Guide Price £1,350,000 - £1,450,000



# Chalk End, Roxwell, CM1 4LG

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Set behind a secure gated entrance and nestled within approximately 1.25 acres of beautifully maintained grounds, Sparrow Hall Barn presents a rare opportunity to acquire a truly spectacular six-bedroom modern barn conversion in the desirable hamlet of Chalk End, Roxwell. Just a short drive from Chelmsford city centre and excellent transport links, this striking home combines rural tranquillity with modern luxury.

Thoughtfully designed to an exceptional standard throughout, the property showcases an impressive open-plan kitchen/living/dining area with a dramatic double-height vaulted ceiling, creating a breathtaking central hub for entertaining and family life. Floor-to-ceiling windows flood the space with natural light, while high-end finishes and bespoke detailing elevate the sense of quality and style.

The ground floor offers five generously proportioned bedrooms, four of which benefit from en-suite shower rooms, making it ideal for multi-generational living, guests, or growing families. A separate utility room adds practical convenience, keeping day-to-day living seamless and organised.

Upstairs, the grand master suite is a true retreat, featuring a private dressing room, walk-in wardrobe, and a spacious luxury en-suite bathroom, all designed to offer privacy, comfort, and a sense of calm.

Externally, the property continues to impress. The expansive plot is beautifully landscaped, offering a perfect balance of open lawn and mature planting. The secure gated entrance opens onto a large driveway with ample parking and access to a detached garage, ensuring both security and functionality.

Immaculately presented and meticulously maintained, Sparrow Hall Barn offers countryside living at its finest, with all the benefits of modern design, space, and sophistication. Ideal if you're looking for a forever family home or a private rural escape.







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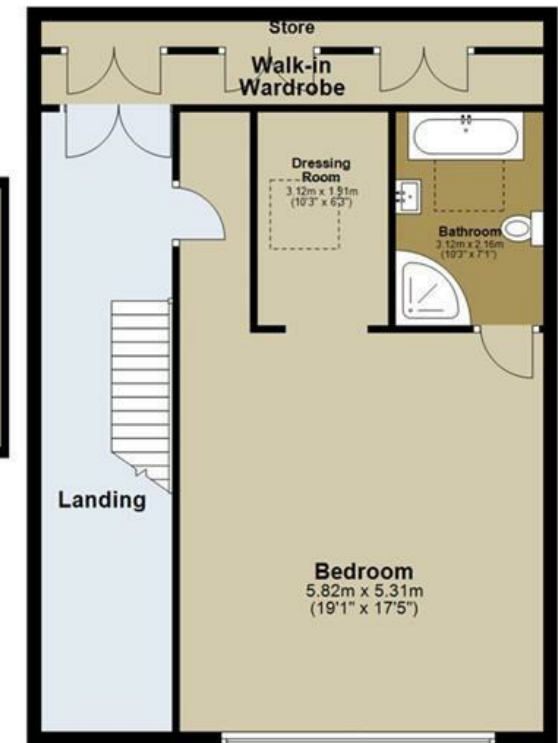
## Ground Floor

Approx. 266.3 sq. metres (2866.8 sq. feet)

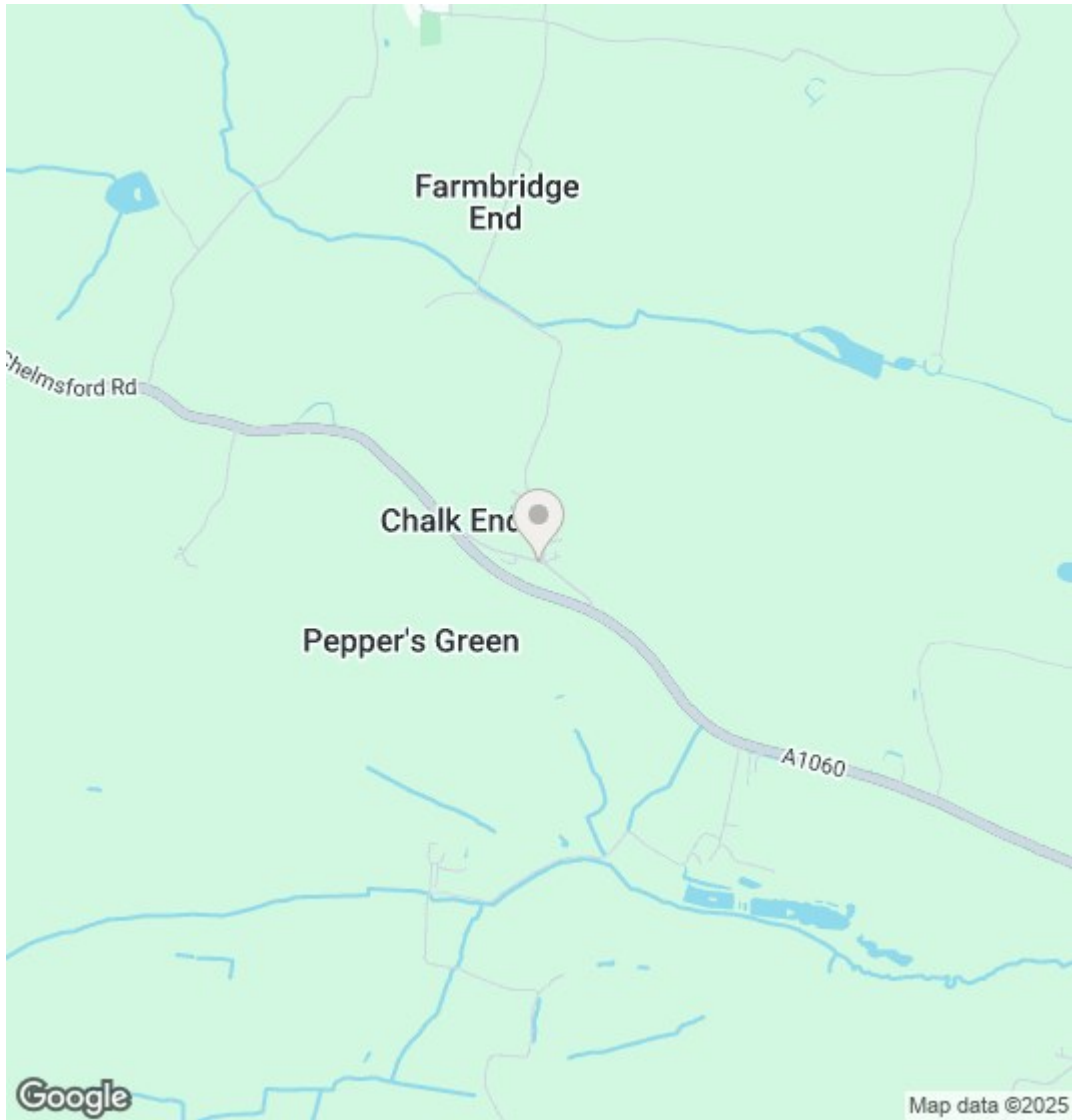


## First Floor

Approx. 75.8 sq. metres (816.0 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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