



Church Hill
Purleigh CM3 6QH
Guide Price £1,000,000- £1,100,000

Church Hill, Purleigh, CM3 6QH

GUIDE PRICE £1,000,000 - £1,100,000

Hill House is a beautifully appointed family residence that exudes warmth, space, and versatility. Designed to embrace its elevated countryside setting, this exceptional five-bedroom home features three reception rooms, three bathrooms, and a variety of well-planned living spaces. From the oak-framed floor-to-ceiling glazing in the lounge to the bespoke garden room, every detail has been thoughtfully crafted to combine comfort with style.

Nestled in the heart of Purleigh Village, Hill House enjoys a peaceful setting just a short walk from The Bell public house, the community village shop, hall, and highly regarded nursery and primary schools. Maldon town is only a short drive away, offering an array of amenities, restaurants, and waterfront walks, while Chelmsford City Centre can also be reached with ease, providing excellent shopping, leisure facilities, and mainline rail services to London Liverpool Street. A range of well-regarded local schools are within reach, including access to Chelmsford's renowned grammar schools, making this an ideal location for families seeking both tranquillity and convenience.

On the ground floor, a welcoming hallway leads to a spacious dining room and a light-filled lounge with countryside views and a cosy log burner. The kitchen and breakfast area open onto elevated decking, while a utility room and downstairs WC add practicality. A unique additional reception room has been cleverly converted into a characterful home pub, complete with its own staircase leading to a private home office above.

Upstairs, four generous bedrooms await, including a master suite featuring an en suite and balcony overlooking the rear garden and beautiful views. The family bathroom serves the remaining bedrooms, and the fully renovated loft room provides a fifth bedroom or additional living space.

Outside, the south-facing garden is a true highlight, offering an elevated decking area, a lower patio, and a large lawn framed by countryside views. The bespoke garden room creates flexible space for hobbies, fitness, or relaxation. Excellent local schooling, including the sought-after Purleigh Primary and nearby Chelmsford grammar schools, completes the appeal for families.

Perched proudly on the hill in the heart of Purleigh Village, Hill House offers the perfect balance of village tranquillity and convenient living. A truly exceptional home in an enviable setting.





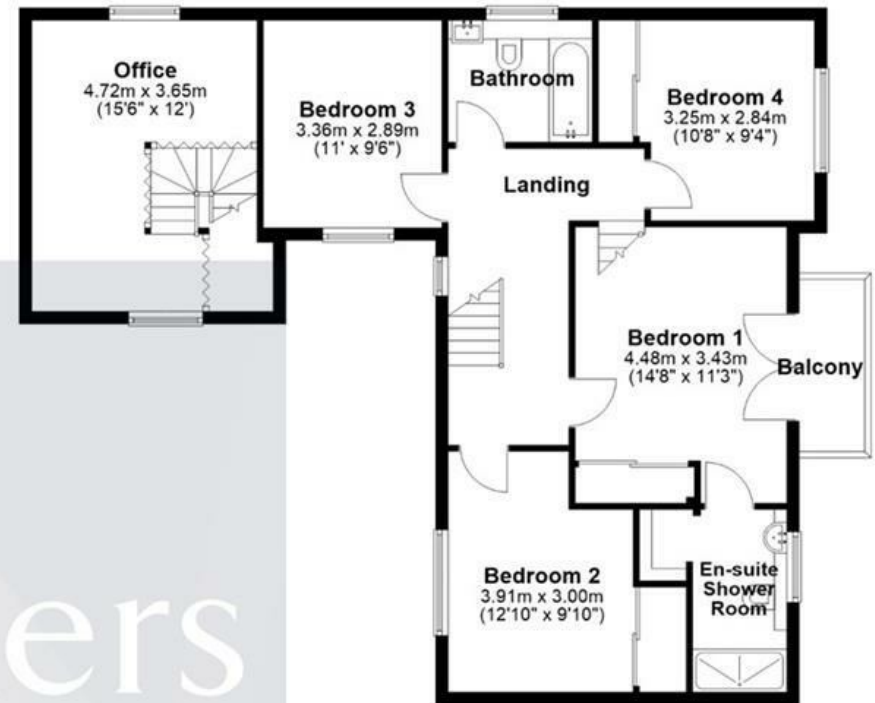




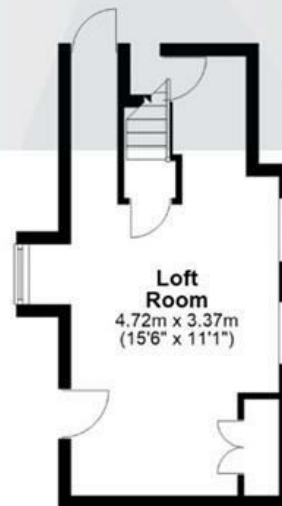
Ground Floor



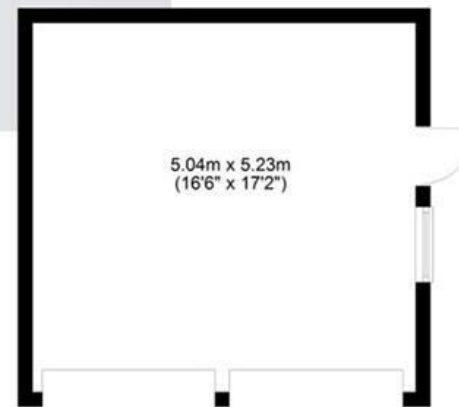
First Floor



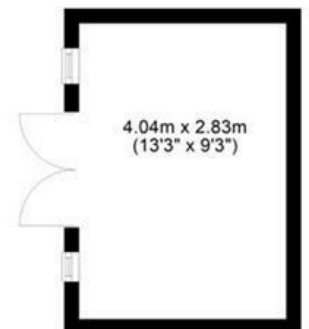
Second Floor



Double Garage



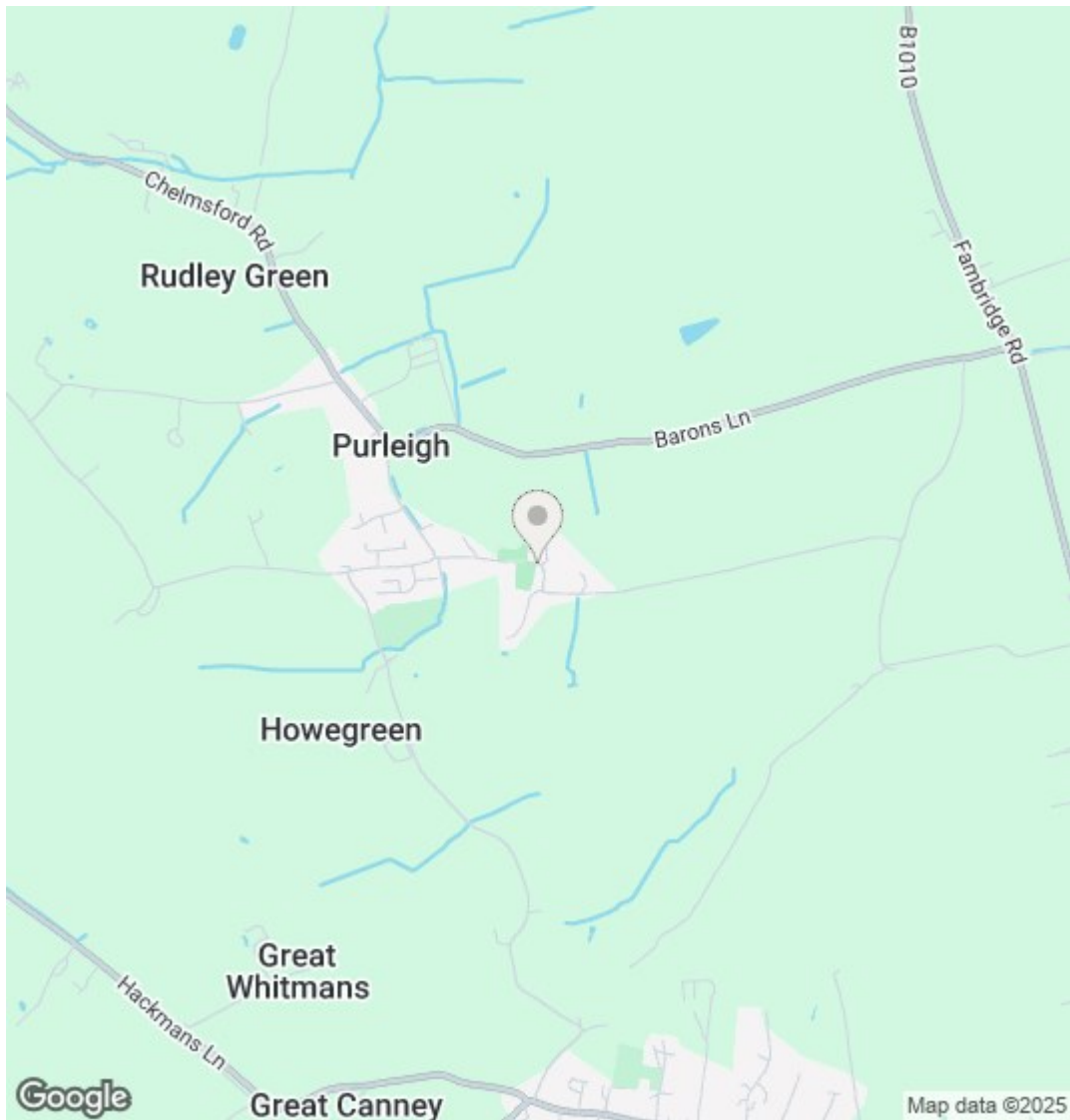
Garden Room



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 222 SQ M 2392 SQ FT
DOUBLE GARAGE 26 SQ M 283 SQ FT
GARDEN ROOM 11 SQ M 123 SQ FT
TOTAL 259 SQ M 2798 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation of
 this plan, please check all dimensions, shapes &
 compass bearings before making any decisions

Walkers
 People & Property



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		
England & Wales	64	68
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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