

Paul Mason Associates



Springfield Road, Chelmsford, Essex, CM2 6BP

Offers in excess of £1,800,000

Total 4480 Square Foot (416 Sq M)

- Splendid Edwardian detached residence
- Sympathetically extended and improved in recent years
- Bright and deceptively spacious with high ceilings
- Five bedrooms - Four bath/shower rooms plus ground floor cloakroom
- Ample living space including the possibility of an easily converted self contained annexe area (no planning permission required)
- 28'6 x 18'3 extensively fitted Plain English kitchen/dining/entertaining room
- Mature and well maintained plot of approx a quarter of an acre - Organic kitchen garden
- Double garage and ample parking
- No onward chain
- EPC - E

Paul Mason Associates are privileged to be the sole agent for this magnificent detached property which we believe dates back to the Edwardian era. The property is situated in a highly coveted location within walking distance of the City Centre and approx 1 mile from the train station.

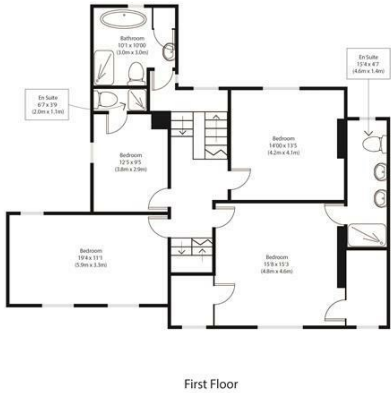
The property has been sympathetically extended and improved in more recent years, offering substantial and versatile accommodation throughout, ideal for the growing family or for entertaining.

Chelmsford is a thriving and extremely sought after City, with a vast array of restaurants, bars and a comprehensive range of shops and leisure facilities. There are two outstanding grammar schools, New Hall boarding day school and many more reputable independent schools, all within easy access. Chelmsford boasts superb transport links, with the station on the main line route to London Liverpool Street with a journey time of 35 minutes.

The spacious and well presented accommodation is set over three floors and in summary boasts five double bedrooms, four bathrooms plus a ground floor cloakroom, a multitude of reception rooms with the potential to include a self contained annexe and a stunning 28'6 x 18'3 Plain English kitchen/breakfast room overlooking the beautifully maintained gardens. The ground floor is largely fitted with solid oak floorboards with high skirting boards.

The property is set on a secluded south/east facing plot of approximately a quarter of an acre, being set well back from the road with parking for a large number of cars along with a large double garage.

The property also has the benefit of being offered for sale with no onward chain.



Approximate Gross Internal Area
Main House 4300 sq ft (399 sq m)
Outbuildings 180 sq ft (17 sq m)
Total 4480 sq ft (416 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of accurate valuation.

Paul Mason

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	EU Directive 2002/91/EC	68

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	

Distances

Chelmsford Train Station - 1 mile
Chelmsford City Centre - 0.8 miles
King Edward Grammar School - 1.3 miles
Chelmsford County High School - 1.4 miles
London Stansted Airport - 18.1 miles
A12 - 1.8 miles
M25 - 14 miles
City of London - 31.9 miles

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hard wood entrancedoor. Polished limestone tiled floor. Bespoke glazed Oak door to -

Reception Hall/Music Room

16'7" x 15'1"

Window to front. Solid oak flooring. Picture rail. Coved ceiling. Original cast iron feature fireplace with provision for working fire. Radiator. Stairs to first floor.

Cloakroom

Modern white suite comprising low level WC and vanity wash hand basin with mixer taps. Chrome heated towel rail. Extractor fan. Solid oak flooring.

Study

16'3" x 8'2"

Windows to front and side. Travertine tiled flooring. Picture rail. Coved ceiling. Two radiators. Fitted bespoke cherrywood bookcase to remain.

Sitting Room - Currently used as a Playroom

15'10" x 15'1"

Window to front. Picture rail. Coved ceiling. Feature York Stone fireplace. Radiator.

Sitting Room/Snug

13'10" x 13'1"

Bay window to rear. Picture rail. Coved ceiling. Working Limestone open fireplace. Solid oak flooring. Radiator.

Formal Dining Room

24'5" x 11'3"

Window to front. French doors to rear. Oak flooring. Picture rail. Coved ceiling. Fireplace with wooden mantle and surround, brick insert and provision for open fire. Two radiators. glazed French doors through to potential annexe area.

Kitchen/Breakfast Room

28'6" x 18'3"

French doors and windows to rear and side with solid bronze door and window furniture. An extensively fitted Plain English kitchen with a range of bespoke cabinetry to base and eye level incorporating large pan drawers and cupboards with Georgian brass handles, dresser style display unit, bin/recycling store and large full height larder cupboard incorporating shelving, 4 oak drawers, two basket drawers and a polished slate cooling shelf. 760mm deep Limestone polished Italian slate work surfaces incorporating Sheldon slate large double bowl sink unit with mixer taps and rinse. Integrated Bosch fridge and Miele dishwasher to remain. Copper prep sink and Perrin and Rowe taps. Smeg range cooker with gas hob and extractor hood over with Fired Earth tiled surround. Inset spot lighting. Solid oak flooring. 6 Ceiling speakers. Wet underfloor heating.

Utility/Boot Room

17'4" x 12'8" max

Door to side (providing access to front and

rear) and window to rear. Space and plumbing for washing machine and tumble dryer. Fitted beech work surfaces incorporating granite sink unit with mixer taps. Polished limestone tiled flooring. Radiator. Wall mounted gas fire boilers. Inset spot lighting. Space for American style fridge/freezer.

Potential Annexe With Own Entrance - Previously us

37'8" x 8'8" max

Annexe Bedroom

18'0" x 7'8"

Door and window to front. Radiator. Inset spot lighting. Open plan through to -

Annexe Lounge

19'1" x 8'8"

French doors to rear. Radiator. Inset spot lighting.

FIRST FLOOR

Bedroom One

15'10" x 15'2"

Window to front. Picture rail. Coved ceiling. Original cast iron fireplace. Radiator. Two large walk-in wardrobe areas both with windows to front. Door to:-

En-suite

Obscure window to rear. Modern white suite comprising low level WC and his & her vanity wash hand basins with mixer taps and storage below. Large shower cubicle with tiled surround and fitted glass shower screen. Inset spot lighting. Solid oak flooring and skirting. Radiator.

Bedroom Two

13'10" x 13'5"

Window to rear. Picture rail. Coved ceiling. Original cast iron fireplace. Radiator.

Bedroom Three

19'4" x 11'0"

Two windows to front and window to rear.

Picture rail. Coved ceiling. Radiators.

Bedroom Four

12'4" x 9'4"

Window to side. Picture rail. Radiator. Door

to:-

En-suite

Modern white suite comprising low level WC and wash hand basin with mixer taps and tiled splash back. Shower cubicle with tiled surround and fitted glass shower screen. Radiator. Tiled flooring. Extractor fan.

Landing

Windows to rear and side. Stairs to both ground and second floors. Picture rail. Coved ceiling. Under stairs storage cupboard. Steps to:-

Family Bathroom

Obscure window to rear. Modern white suite comprising free standing Fired Earth, deep bath with shower attachment and mixer taps. Large shower area with Limestone tiled surround and fitted glass shower screen. Low level WC and Stone Earth oak vanity washstand with designer granite hand basin with mixer tap and storage below. Fired Earth Jerusalem limestone floor tiles. Chrome heated towel rail and electric underfloor heating. Loft access. Part wood panelled walls. Airing cupboard.

SECOND FLOOR

Bedroom Five

21'7" x 13'8" max

French doors to rear leading to slate balcony overlooking the delightful rear garden. Window

to side. Solid oak flooring. Inset spot lighting.

Two radiators. Access to loft area and

remainder of eaves. Door to:-

En-suite

Velux window. Modern white suite comprising large shower cubicle with tiled surround and fitted glass shower screen. Low level WC with concealed cistern and granite wash hand basin with mixer tap and storage below granite tops. Inset spot lighting. Radiator. Tiled flooring. Door to store cupboard and access to eaves storage.

EXTERIOR - PLOT MEASURING 1/4 OF AN ACRE

Double Garage

19'6" x 16'2"

Two hinged opening doors to front. Power and light connected. Courtesy door leading to main house.

Lean-to bike/storage shed with secure door

Rear Garden - 185'

A splendid secluded south/east facing rear garden commencing with an extensive private Limestone paved patio area. Lawned gardens with an array of mature flowers, trees and shrubs. Various fruit trees including apricot, greengage, plum, apple, pear, cherry and peach. Large children's playhouse separating main garden and kitchen garden with additional storage below and children's playhouse above with stairs, slide and three swings. Organic Kitchen garden with 7 large, raised beds bordered by cockle shell paths. Large brick-built workshop plus brick greenhouse and secluded seating area. Fencing to boundaries. Outside power points and water taps. Access to side. Outside lighting, both security and switch.

Front Garden

Brick wall to front boundary with wide entrance leading to an extensive stoned driveway providing ample off-street parking for a large number of vehicles. A range of mature trees. Outside lighting.

Services

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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