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Springfield Road, Chelmsford, Essex, CM2 6BP

Guide price £2,250,000

An elegant grand detached Victorian Villa built in 1895 by the Bolingbroke family. Lancaster house was sympathetically extended eleven years ago by Bakers of Danbury and now enjoys stunning symmetrical double fronted and rear elevations. Internally, this light filled property has a wealth of original architectural features that stand out due to the restrained colour palette used throughout. Stylish modern additions create a perfect balance to this unique residence.

Paul Mason Associates are privileged to be the sole agent for this stunning property. An early viewing of one of the finest residential properties within the City is advised.

- Approx. 6500 square feet
- Three bathrooms plus ground floor cloakroom
- Three reception rooms and Conservatory
- Custom built double cart lodge and garage plus potting shed
- One mile to Chelmsford City train station
- Six double bedrooms
- Generously proportioned open plan kitchen/breakfast room and family living
- Large separate self contained home office/annex
- Half an acre plot sts with summerhouse, workshop and wood store. Fully automated garden irrigation system
- EPC - C

The Property

The accommodation offers opulence throughout which starts with the magnificent entrance hall providing access to all of the main living rooms and the fine galleried staircase to the first and second floors, a perfect entertaining space for large numbers of guests. Of particular note is the beautifully proportioned drawing room. High ceilings, molded skirting and ornate corncing also enhance the property.

The living area comprises three large reception rooms with feature bay sash windows and French doors to the gardens, a delightful conservatory to the side of the property overlooks the rear gardens, spacious open plan kitchen/breakfast room and family living. In addition on the ground floor, there is a cloakroom and useful wine cellar.

The first floor features a galleried landing. The accommodation is versatile with four double bedrooms all with sash bay windows, an impressive en-suite to the main bedroom and separate shower room with interconnecting doors from the guest bedroom and landing.

The second floor features a landing area measuring 21'7" x 13'9" which provides access to a further two double bedrooms and an equally impressive bathroom suite. There is also a useful drying room that could be converted into a seventh double bedroom.

Externally the property is approached via high electric double iron gates to the spacious driveway providing access to the entrance vestibule and bespoke oak cart lodge, which consists of a double car port and single garage, with a large versatile room over.

The gardens to the rear are well manicured with neat sweeping lawns and feature boxed hedging, mature cedar tree. A principle feature is the charming parterre garden with central water feature. The brick paved terrace immediately to the rear of the property features a veranda with glass roof and to one side of the plot is a Victorian octagonal summerhouse with views over the gardens. The garden offers a great deal of privacy with mature planting to all boundaries.

The property has the addition of a self-contained home office/annexe with its own kitchenette and bathroom with adjacent sheltered courtyard leading to utility room and useful workshop.

The Situation

The City of Chelmsford is a popular location, with many restaurants, bars and a comprehensive range of shops and leisure facilities. The City is also home to the Essex County Cricket Ground. Chelmsford Cathedral lies within the centre of the town. There are two outstanding grammar schools, Newhall boarding day school and many more reputable independent schools.

Chelmsford boasts superb transport links with the station on the main line route to London Liverpool Street within 35 minutes and Norwich City.

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 mileages are approx.

Accommodation

Ground floor

Entrance Vestibule

Double solid wood entrance doors to front, finished with a slate floor and windows to both sides, large ornate half moon top light above entrance doors. Glazed french doors leading to:

Spacious Entrance Hall

5.15m x 4.53m (16'10" x 14'10")

Two windows to front, ornate top light, finished with Amtico flooring and antique marble fireplace, high ceilings, ornate corncing and deep skirting. Beautiful fine original wooden carved railings and balustrade staircase leading to the first floor with under stairs cloak cupboard. Additional cupboard concealing a bespoke mirrored fully built-in cocktail bar. Door and stairs leading down to the cellar housing the gas fired boiler and water softener.

Drawing Room

5.53m x 5.49m into bay window (18'1" x 18'0" into bay window)

Walk-in bay window to rear. Marble carved antique fireplace to one wall incorporating a log-burning stove and bespoke built-in bookcase unit to side. Ornate coving and deep skirting. Glazed wooden French doors to the rear garden affording stunning views of the garden and glazed wood French doors to the conservatory.

Dining Room

5.17m into bay window x 4.42m (16'11" into bay window x 14'6")

Walk-in bay window to front and glazed french doors to the kitchen. Natural limestone flooring with underfloor heating.

Study

5.37m into bay window x 3.92m (17'7" into bay window x 12'10")

Walk-in bay window to front. Marble antique fireplace with bespoke built-in display/bookcase unit to one side. Exposed strip wood flooring ornate coving, half panelled walls and glazed French wooden doors to the conservatory.

Conservatory

5.94m x 4.18m (19'5" x 13'8")

Windows and glazed French doors to the rear garden finished with a glazed roof. Natural limestone flooring with underfloor heating.

Kitchen/Breakfast Room with a Sitting Room Area

8.21m x 5.17m (26'11" x 16'11")

Deep bay sash window to rear, which frames lovely views of the gardens, French stable doors to the rear garden and half glazed door to side. Magnificent bespoke hand painted kitchen extensively fitted to eye and base level complemented with Caeserstone work surfaces and inset porcelain Villeroy and Boch sinks. Large island unit with additional prep sink with boiling and cold tap dispenser. Four oven cream gas powered AGA with heating plate. Integrated fridge/freezer and double drawer dishwasher. Built-in butlers pantry with hand cut slate shelf. Inset ceiling lighting, ornate corncing and deep skirting, natural limestone flooring with under floor heating and feature log burning stove. French doors to dining room.

Cloakroom

Suite comprising low level wc with concealed cistern and inset wash hand basin with vanity unit below.

First floor

Galleried Landing

Window to front. Stairs to ground and second floor.

Master Bedroom (bedroom one)

6.79m into bay window x 3.62m (22'3" into bay window x 11'10")

Large sash bay window to rear and two windows to side. Solid wood flooring.

En-suite

4.26m x 3.32m (13'11" x 10'10")

Luxury en-suite comprising an impressive free standing bath, double width tiled shower cubicle, his and hers wash hand basin with Carrera marble surround and bespoke hand painted vanity unit below, wall hung Villeroy and Boch bidet and low level w.c. with concealed cistern. Carrera marble tiled floor with underfloor heating and inset ceiling lighting. Interconnecting door from bedroom one and two.

Bedroom Two/Dressing Room

5.58m into bay window x 5.42m (18'3" into bay window x 17'9")

Walk-in bay window to rear and window to side. Exposed wood flooring. Bespoke wooden painted fitted wardrobes.

Bedroom Three

5.42m into bay window x 3.96m (17'9" into bay window x 12'11")

Walk-in bay window to front and window to side. Two double fitted wardrobes one incorporating a vanity unit wash hand basin with marble and mirrored.

Bedroom Four

4.22m into bay window x 4.04m (13'10" into bay window x 13'3")
Walk-in bay window to front and window to side. Solid wood flooring.

Shower Room

White suite comprising double width tiled shower cubicle, inset Villeroy and Boch wash hand basin with vanity unit below and wall hung w.c with concealed cistern. Natural stone tiled floor with underfloor heating and inset ceiling lighting. Window to front. Interconnecting door from the guest bedroom to the landing.

Second Floor

Landing

6.60m x 4.20m (21'7" x 13'9")
Stairs to first floor. Large walk-in wardrobe and built-in eaves storage cupboards. Exposed wood flooring.

Bedroom Five

4.61m x 3.28m (15'1" x 10'9")
Half glazed french doors to a small balcony overlooking the rear garden. Built-in eave storage cupboard.

Bedroom Six

4.63m x 2.63m (15'2" x 8'7")
Window to front and side. Built-in cupboard and bookcase.

Bathroom

4.32m x 4.24m (14'2" x 13'10")
Window to front and side. White suite comprising wood panelled inset bath with mixer taps, double width tiled shower cubicle, pedestal wash hand basin and low-level w.c. Natural stone tiled floor and inset ceiling lighting.

Drying Room/Bedroom Seven

4.76m x 1.82m (15'7" x 5'11")
Window to rear. Pressurised hot water cylinder. This room could be used as a seventh bedroom.

Exterior

Front Garden and Cart Lodge

Low brick wall incorporating iron railings to front boundary, electric iron gates to the centre of the plot providing secure access to the driveway. Access to the rear via entry phone (home office access) and bespoke oak gates to both sides of the property. Well established yew hedging provides excellent seclusion, flowers and shrubs. Bespoke oak and cedar potting shed 5m x 3m. Ample parking on a gravelled driveway for multiple vehicles. Custom built oak framed superior cart lodge consisting of a double carport and single garage. Lighting and power connected. Large versatile room above measuring 7.30m x 4.24m.

Rear Garden

Commencing with an extensive brick paved terrace area overlooking the beautiful mature gardens. Feature veranda with glass roof and octagonal Victorian summerhouse to one side both providing sheltered seating areas to enjoy the garden and a perfect space for outside entertaining. Extensive lawned gardens with feature boxed hedging and central circular pond. Various flowers and shrubs. Mature cedar tree. Outside lighting and power. Workshop to the side with lighting and power, adjoining log store.

Home Office/Annex

4.82m x 2.79m (15'9" x 9'1")
Lighting and power connected. Tiled floor. Window and glazed french doors to the rear garden. Separate kitchenette with units fitted to base level finished with a laminate roll top work surfaces incorporating a sink unit, tiled flooring and space for fridge. Bathroom with a bath, wash hand basin and low level w.c.

Utility Room

Plumbing for a washing machine and space for a tumble dryer. Tiled floor. Storage units and shelves.

Services

P.V. Solar panels to generate electricity and heat the hot water system and 5000 litre underground rainwater storage system with a pumped irrigation system for the garden. Gas central heating for the radiators, mains water and drainage. Sellers current internet 100Mbps (Virgin).

Viewings

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



TOTAL FLOOR AREA : 6496 sq.ft. (603.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

