



Charming period cottage in a convenient location

Chatham Hall Lodge, Little Waltham, Essex

Freehold



5 bedrooms • Bathroom • Sitting room • Dining room
• Study • Conservatory • Kitchen • Utility room • 2
cloakrooms • Boiler room/store room • Double garage
• Garden • EPC = D

Mileages

Chatham Green: 0.5 miles; Little Waltham: 1.8 miles; Chelmsford: 6 miles (Liverpool Street from 34 mins); Braintree: 7 miles (access to A120 at Braintree).

Situation

Chatham Hall Lodge is conveniently situated in a cul de sac lane just off the A131 close to the hamlet of Chatham Green, lying between the villages of Little Waltham and Great Leighs.

Chelmsford city centre is located to the south providing extensive range of shopping and recreational facilities. For the commuter there is a train station at Chelmsford to London Liverpool Street and there is access onto both the A12 and A120 which links with the M11.

Description

Chatham Hall Lodge is constructed of rendered elevations on a part timber frame under a tiled and slate roof. Originally three cottages and a shop, dating from the 18th century, the cottage has been in the same family ownership for over 45 years. Extended by the present owners the cottage provides good accommodation. A front door opens into a hall off which is a study, a bathroom, cloakroom and boiler room/store room with a door to outside. Opposite the study is a large sitting room part

divided by exposed open timber studwork and with a large inglenook fireplace and inset wood burner. At the far end of the sitting room is the dining room leading through to the conservatory and there are doors off the sitting room and dining room into both the kitchen and utility room. The first floor is reached by two staircases, one leading to three bedrooms and through to a secondary landing, reached by a second staircase and to the remaining two bedrooms.

To the side of the cottage is a gravel drive leading to a double garage behind which is a wild area of garden surrounded by trees and shrubs. A path to the rear extends the length of the cottage to a raised deck, small pond and lawn area adjacent to the conservatory with herbaceous borders, screened on all sides by trees and shrubs with two sheds and a gazebo.

Services

Mains water and electricity. LPG gas heating. Private drainage. 16 solar panels.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

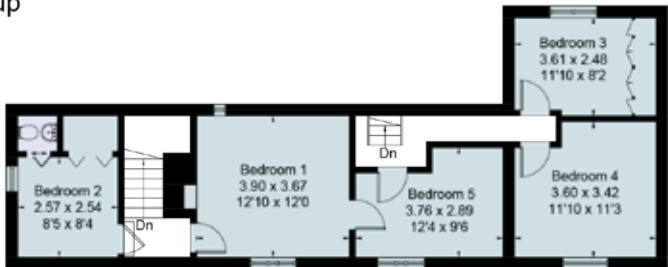
Viewing

Strictly by appointment with Savills.



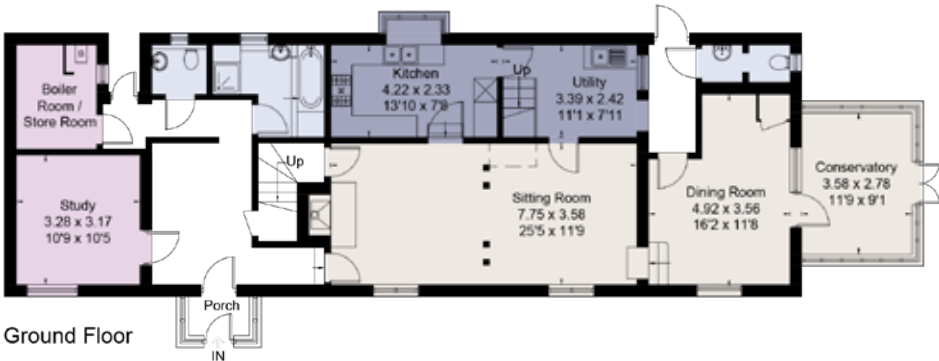


Approximate Area = 201.4 sq m / 2168 sq ft
Garage = 25.6 sq m / 275 sq ft
Total = 227.0 sq m / 2443 sq ft
Including Limited Use Area (3.0 sq m / 32 sq ft)
For identification only. Not to scale.
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First Floor

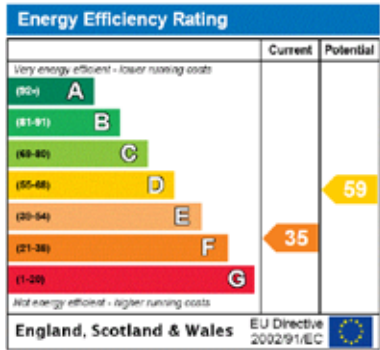
Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



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