



# LONG ORCHARD

PATCHING HALL LANE, CHELMSFORD





# AN ATTRACTIVE PERIOD DETACHED PROPERTY OCCUPYING A SUBSTANTIAL PLOT CLOSE TO CHELMSFORD CITY AND MAINLINE STATION

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## PATCHING HALL LANE, CHELMSFORD

- Detached property occupying a corner plot
  - Planning permission for a further substantial extension
  - Mature landscaped gardens
  - Detached garage block incorporating a separate laundry room
  - Sitting room with feature wood burning stove
  - Dining room and hardwood conservatory
  - Hand built kitchen
  - Master bedroom with en suite
  - Family bathroom with Victorian style Sanitan suite
  - Downstairs cloakroom
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Chelmsford mainline station (on foot) 1.2 miles, Liverpool Street from 34 minutes, A12 (Junction 15) 5 miles, M25 (Junction 28) 15 miles, Stansted Airport 18 miles, Central London 39 miles. All mileages approximate.

**Situation:** Long Orchard is situated in an elevated position on Patching Hall Lane and is about 1.2 miles from Chelmsford mainline station. Chelmsford, awarded city status in 2012, offers a wide variety of facilities, a bustling shopping centre, excellent private and state schools and superb transport links, including a station on the main line into London Liverpool Street and access onto the A12. The house itself is within easy reach of three renowned state schools: St. John Payne School, Chelmsford County High School for Girls and the King Edward VI Grammar School for Boys and is only 2.7 miles from New Hall, which is a private co-educational school and considered one of the finest Catholic Schools in the UK.

**Description:** Believed to have been built circa 1920 Long Orchard sits centrally within a fully enclosed landscaped corner plot. The property is of brick construction with a traditional pebble dash, replaced only two years ago (majority areas), under a tiled roof. There are many fine period features including decorative beams, picture rails, original fireplaces and terracotta tiled sills which are all complemented by a traditional country style interior.





The front entrance opens on to the central hallway which extends the full depth of the property, your eyes are led through towards the rear glazed door and the landscaped gardens beyond. This inviting space with feature brick fireplace has access to all living areas and a half turn staircase with storage cupboard under leading to the first floor. Double doors open left to the sitting room with window overlooking the front, feature brick fireplace with dual fuel stove and glazed double doors to the hardwood conservatory. The conservatory with under floor heating is perfectly placed to make the most of the mature landscaped garden drawing the outside in with two sets of double doors leading to patio areas. Access right from the hallway to the dining room, a dual aspect room to the front and side with built in exposed wood storage cupboard and stable doors leading to the kitchen. The hand built Bringey Pine kitchen has an excellent range of fitted reclaimed pine units with a mixture of granite and oak worktops and butler sink. Appliances include a freestanding Rangemaster 6 hob/4 cavity cooker with extractor hood over as well as an integrated dishwasher and fridge. A feature bay window overlooks the rear garden and a part glazed door provides side access to the garden and garage block. An inner lobby leads right from the kitchen back to the hallway and also the half tiled downstairs cloakroom with two piece white suite.

On the first floor the bright landing runs across the front of the property and has space for a study/seating area. The dual aspect master bedroom with wood effect flooring has a range of fitted wardrobes with dressing table and fully tiled 3 piece en suite with fully tiled shower enclosure with power shower and a storage cupboard housing the boiler. There are two further bedrooms with bedroom two benefitting from a part vaulted ceiling and built in wardrobes. The spacious part vaulted family bathroom has a tiled floor and is fitted with a three piece Sanitan Victorian style suite to include a high level cistern and feature freestanding claw foot bath.



Planning permission was granted in May 2018 for a single storey side extension to also include a bedroom with en suite (ref. 18/00601/FUL).

**Outside:** The fully enclosed 0.29 acre plot starts with a brick wall pillared entrance giving on to a shingle driveway which provides ample parking and leads up to the main house. Manicured box hedging edge a path to the front door with an expansive lawn area to one side. The sellers have gone to considerable effort over the years to create a horticultural sanctuary and the outside areas now benefit from a good selection of mature trees and planting. Particular favourite trees to note include Silver Birch, Holme Oak, Copper Beech, Rowan, Acacia, Sycamore.

The landscaped grounds continue to the rear with extensive patios areas providing a range of entertaining spaces, an interlinked pond with electric pump and two summer houses. In addition there is also a large storage shed, fenced storage and compost areas.

Block paved parking leads to the detached double garage which sits back to the right of the property, it provides loft storage space and has power/lighting. The left side of the garage block incorporates a separate laundry room.

**Services:** Mains gas, electricity, water and drainage.

**Directions:** From Chelmsford city centre proceed north out of Chelmsford on the B1008 Broomfield Road. After approximately three quarters of a mile turn left at the traffic lights onto Patching Hall Lane and the house will be found on the right-hand side on the corner of Patching Hall Lane and Kelvedon Close.

**Postcode:** CM1 4DA

**Viewing:** Strictly by prior appointment with the sole agents Savills.

**Savills Chelmsford**

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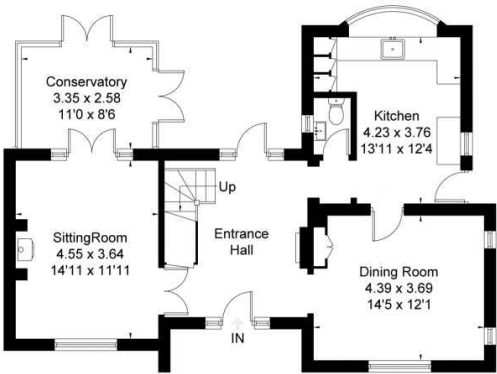
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FLOOR PLANS



Approximate Area = 142.7 sq m / 1536 sq ft  
Garage = 25.9 sq m / 279 sq ft  
Utility = 3.1 sq m / 33 sq ft  
Total = 171.7 sq m / 1848 sq ft  
Including Limited Use Area ( 7.3 sq m / 78 sq ft)  
For identification only. Not to scale.  
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Ground Floor  
Area = 75.8 sq m / 816 sq ft  
(Limited Use Area = 1.3 sq m / 14 sq ft)



First Floor  
Area = 66.9 sq m / 720 sq ft  
(Limited Use Area = 6 sq m / 64 sq ft)

□ = Reduced head height below 1.5m

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS)  
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