



ARBOUR LANE

CHELMSFORD, ESSEX

savills

A SUBSTANTIAL FAMILY HOUSE IN OLD SPRINGFIELD, LESS THAN A MILE FROM CHELMSFORD CITY CENTRE

ARBOUR LANE, CHELMSFORD, ESSEX

Desirable Old Springfield ♦ Less than a mile walking distance from Chelmsford station ♦ Built in 2006 ♦ About 3,500 sq ft of accommodation ♦ Master bedroom suite ♦ 4 further bedrooms (2 en suite) ♦ Drawing room ♦ Family room ♦ Dining room ♦ Study ♦ Kitchen/breakfast room ♦ Ground floor shower room ♦ First floor bathroom ♦ Utility room ♦ Gated driveway ♦ Parking

About 0.22 Acres

Chelmsford City Centre: 1 mile (Liverpool Street from 34 minutes); A12 (Junction 19): 2.4 miles; M25 (Junction 28): 14.6 miles; Stansted Airport: 17.1 miles; Canary Wharf 37 miles.

The property is tucked away behind attractive wrought-iron railings and gates on Arbour Lane; a road leading off the Springfield Road and a mile from the centre of Chelmsford. The city offers an excellent choice of amenities including a bustling shopping centre, some very highly rated state schools including two outstanding grammar schools, three superb private prep schools, a well known independent school (New Hall), a station on the main line into London Liverpool Street and access onto the A12.



The house is understood to have been built in 2006 and is a substantial red-brick property set back from the road on a corner plot. Its elevations under a Wealden-style gambrel tiled roof are enhanced by sash-style windows and a ground floor box-bay.

The accommodation is well proportioned and light and airy throughout owing to tiled floors, high ceilings and a neutral colour scheme. The ground floor is arranged around a central hallway, with the two principal reception rooms (a dining room and drawing room) providing access to the garden. The dining room comfortably seats a minimum of eight, can be opened up into the drawing room and has discreet access through to the kitchen, whilst the 26 ft drawing room has a large fireplace and enjoys a triple aspect with views over the garden to the south from two sets of large French windows. The family room has equally impressive proportions and a study is tucked away at the other end of the hall. The kitchen/breakfast room is fitted with cream Shaker-style units, black granite work surfaces, integral appliances and an island. There is also space for a table and chairs, as well as access to the utility room.

From the hall (where there is a ground floor shower room), a dogleg staircase leads up to a large galleried landing. The first floor accommodation includes five double bedrooms, including a master bedroom suite with en suite bathroom and dressing room, another four bedrooms, two of which have en suite shower rooms, and a family bathroom.

The house is set back in its plot and the gated driveway provides a substantial parking area. The plot extends to 0.22 acres and includes a number of mature trees of note. The rear garden wraps around the house on three sides, is primarily laid to lawn with a raised deck at the rear built to take advantage of the afternoon and evening sun. A picket fence runs along the southwest boundary.



Services

Mains water, gas, electricity and drainage

Directions (from Chelmsford)

From Chelmsford city centre proceed north-east out of Chelmsford on the A1099. Turn left shortly after the traffic lights on the junction with Sandford Road. Continue along Arbour Lane for approximately 350 yards where the house will be found on the left-hand side before crossing the railway bridge.

Postcode

CM1 7RL

Energy Performance

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

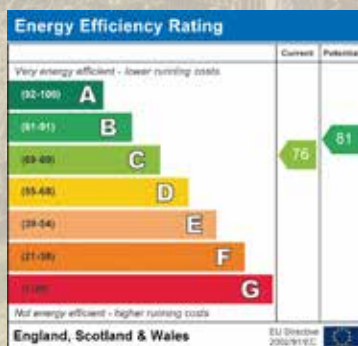
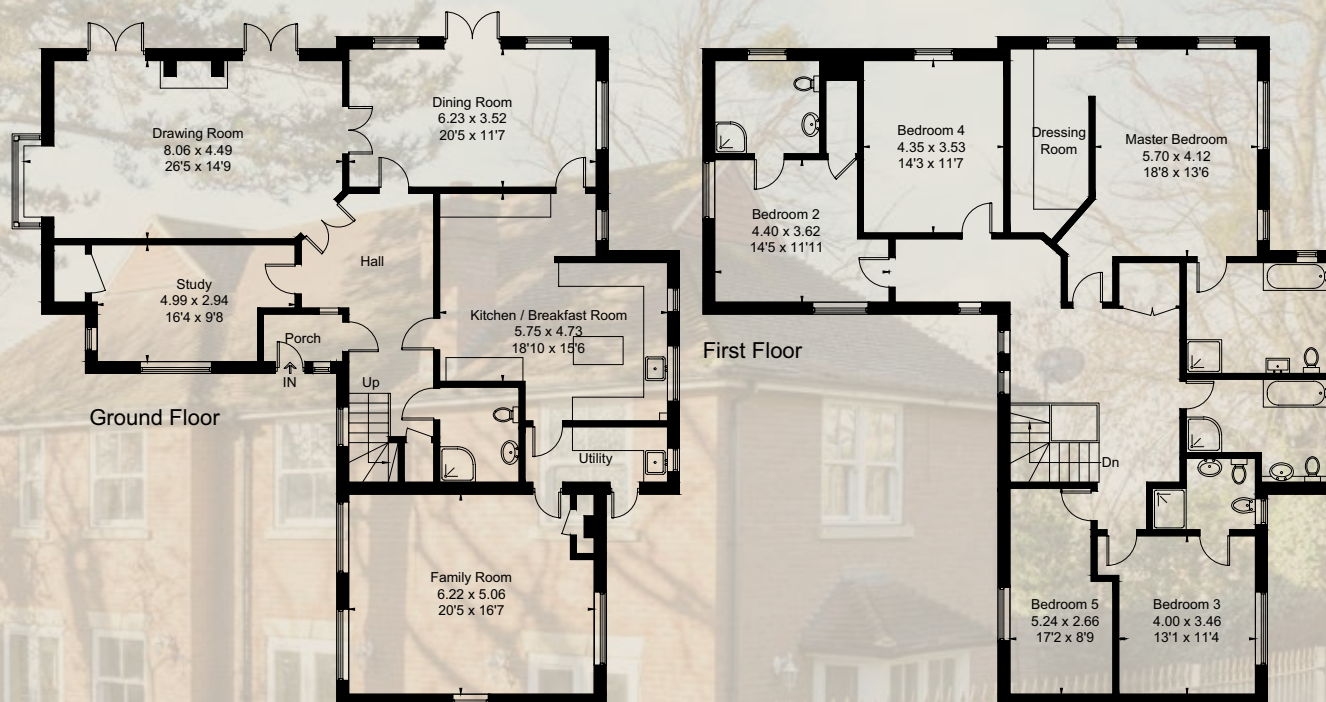
Viewing

Strictly by appointment with Savills.

FLOORPLANS



Gross Internal Area (approx) = 325.8 sq m / 3507 sq ft



Savills Chelmsford

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