



Spacious modern house influenced by Georgian-style architecture

4 Braganza Way, Springfield, Chelmsford

£1,400,000 Freehold

savills



Six bedrooms • Two reception rooms plus a stunning orangery
• Separate study • En suite facilities to four bedrooms • Double garage • East-facing garden • Close proximity of New Hall and Felsted Schools • Excellent links to Chelmsford city centre

Local Information

Chelmsford station: 3.8 miles;
A12 (junction 19): 1.4 miles; M25:
19 miles; Stansted Airport: 18
miles. All distances approximate.

Beaulieu Park is situated on the north-eastern edge of the city of Chelmsford, which provides an excellent choice of amenities including a bustling shopping centre, a station on the main line into London Liverpool Street (with another to follow close by which will serve Beaulieu), easy access onto the A12 and a journey of 18 miles to Stansted Airport.

It also has two outstanding grammar schools and three superb private prep schools. New Hall School, an independent co-educational boarding and day school, is within a mile and the grounds lie behind the house. Felsted school is some 12 miles to the northeast.

About this property

Constructed in 2002 by Michael Howard Homes and influenced by 18th century Georgian style and architecture, the property is the largest design on this popular development, providing beautifully presented and light-filled accommodation. The property has fine symmetrical elevations including a classical portico and provides brick elevations under a slate tile roof. The accommodation is very spacious

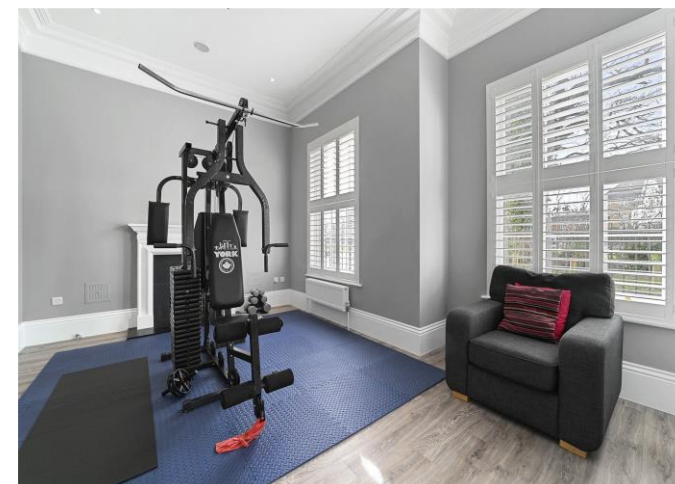
with well proportioned rooms and high ceilings rising up to 12 feet.

A fine reception hall includes a feature staircase rising two floors and is overlooked by galleried landings. The principal reception room offers direct access via double doors on to the rear garden and access to an enclosed study. On the opposite side of the house a dining room to the front would easily substitute as a family room and lies adjacent to the magnificent kitchen and utility room. The kitchen is comprehensively with a range of light-coloured units, work surfaces and appliances. The room is open-plan to an orangery which enjoys light-filled accommodation exemplified by deep windows framing lovely views of the garden.

On the first floor there are four large bedrooms and three bathrooms. The principal bedroom suite extends the full depth of the house and includes a dressing area and large en suite bathroom. On the second floor there is a two-bedroom suite which, with minimal alteration, may suit as a self-contained teenager's flat with each of the two rooms having access to an en suite facility.

Outside

The property is approached via a gated driveway spanning the



length of the house and leading to a detached double garage of pitched roof design. Extending from the orangery and sitting room is a wide east-facing terrace seating area with the remainder of the garden laid to lawn. The garden has been neatly planted with a range of trees and shrubs.

Tenure

Freehold

Services

Mains services connected.

Directions

From Shardelow Avenue turn left at the roundabout where the property can be found on the right-hand side along a private turning.

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

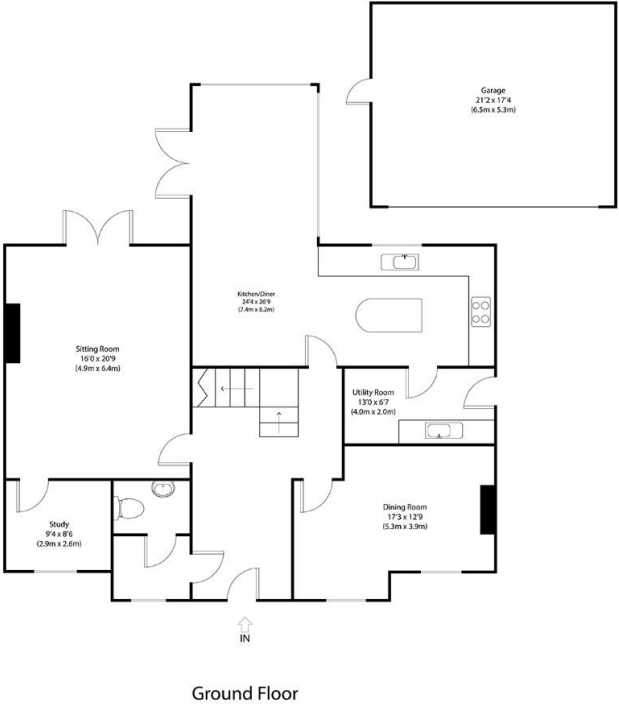
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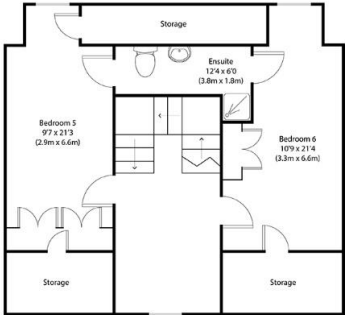


Approximate Gross Internal Area
3500 sq ft (325 sq m)

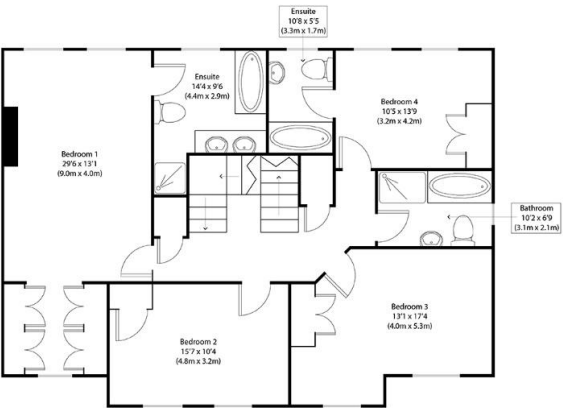
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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