



Wisteria Cottage


6 Chatham Green, Little Waltham, Chelmsford

**STRUTT
& PARKER**


BNP PARIBAS GROUP

A Grade II listed three bedroom terraced cottage located in a picturesque Essex hamlet.


An attractive double-fronted period family home, sensitively combining modern amenities and quality fixtures and fittings with a wealth of period features. It is located in a sought-after and highly-convenient hamlet, near to a desirable village, local and city centre amenities and the mainline station with speedy links to Liverpool Street.




2 RECEPTION ROOMS




3 BEDROOMS




2 BATHROOMS




OUTSIDE




GARDEN




FREEHOLD



RURAL HAMLET



1,171 SQ FT



GUIDE PRICE
£525,000

The property

Dating from the early 18th century, 6 Chatham Green is an attractive timber-framed double-fronted terraced family home, sensitively extended by the vendors to offer almost 1,200 sq. ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and characterful family and entertaining environment, it seamlessly combines modern amenities with a wealth of period features including casement glazing, exposed wall and ceiling beams and original fireplaces. The accommodation flows from an entrance hall with stairs rising to the first floor. The hall opens on one side into a front aspect sitting room with hard-wearing engineered wooden flooring and an exposed brick feature fireplace with woodburner. On the other side of the hall, a door opens to a front aspect dining room, also with engineered wooden flooring and featuring an exposed brick chimney breast incorporating a raised open fire. The ground floor accommodation is completed by a rear aspect service wing, added by the vendors, comprising a kitchen, utility room, rear hall and shower room. The kitchen has tiled flooring,

a range of wall and base units and a range cooker. On one side a door opens to a fitted utility room, and on the other to a rear hall with a modern en suite shower room and access to the rear terrace.

On the part-vaulted first floor the property offers a dual aspect principal bedroom with generous bespoke fitted storage, two further well-proportioned bedrooms and a fully-tiled family bathroom with a bath with shower over.



Outside

Having plenty of kerb appeal, the property is approached over a gravelled area providing private parking and over a central path flanked on each side by low-maintenance raised beds featuring mature cottage-style planting.

The generous well-maintained enclosed garden to the rear is laid to level lawn bordered by well-stocked flower and shrub beds. It features a generous paved terrace accessible from the rear hall, ideal for entertaining and al fresco dining, together with a 144 sq. ft weatherboarded shed with an attached side store, both suitable for storage for a variety of alternative uses.

A gate to the left provides a right of way, crossing Culpepper, 4 Chatham Green, allowing access for oil deliveries and the movement of refuse bins. The oil tank is positioned behind the store.

Location

Surrounded by scenic walks, the picturesque hamlet of Chatham Green has a thriving community spirit and a pub/restaurant. Straddling the River Chelmer, Little Waltham village has two churches, pubs, a GP surgery, social club, golf centre and primary school. Further amenities can be found in nearby villages including Hatfield Peverel. Chelmsford offers a comprehensive selection of independent and high street stores, two shopping centres, six retail parks and excellent sporting and entertainment facilities. Braintree and Colchester also offer comprehensive amenities. Transportation links are excellent: the A120 and A12 link to the M11 and motorway network, and Chelmsford mainline station (6.3 miles) offers regular services to major regional centres and London Liverpool Street.



Distances

- Little Waltham 1.7 miles
- Chelmsford 6.3 miles
- Hatfield Peverel 7.6 miles
- London Stansted Airport 14.4 miles

Nearby Stations

- Chelmsford
- Beaulieu Park

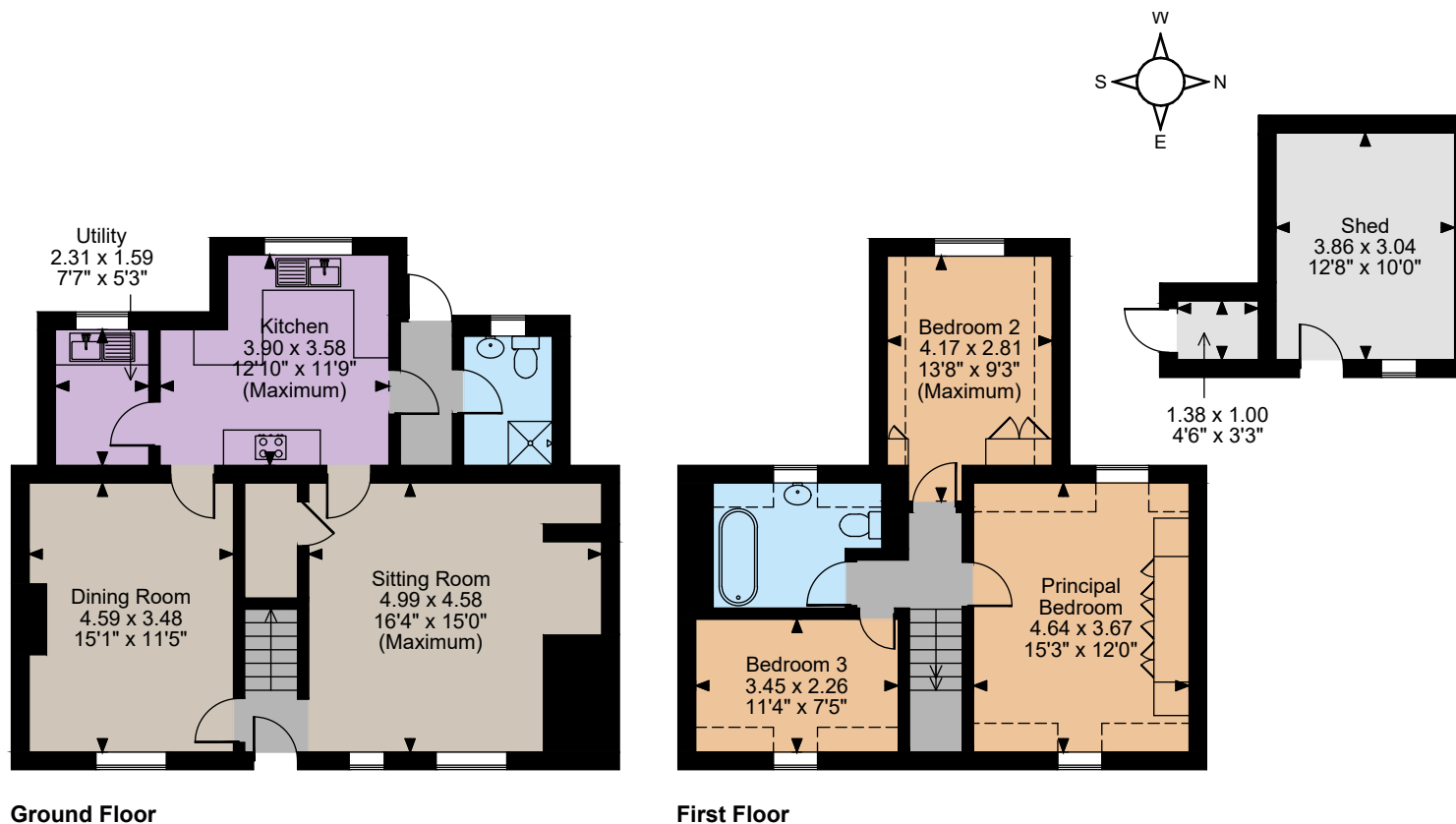
Key Locations

- Chelmsford City Centre
- Stansted Airport

Nearby Schools

- The Beaulieu Park School
- Chelmsford County High School for Girls
- King Edward VI Grammar School
- New Hall
- St. Anne's Prep
- St. Cedd's





The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,171 sq. ft (109 sq. m)

Shed internal area 144 sq. ft (13 sq. m)

Total internal area 1,315 sq. ft (122 sq. m)

For identification purposes only.

Directions

CM3 3LG

what3words: ///prosper.reverses.hiked - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains electricity, water and drainage. Oil-fired central heating (combi boiler).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

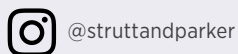
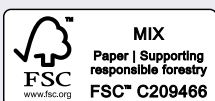
EPC Rating: D

Chelmsford

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