Pippins

Little Leighs, Chelmsford

STRUTT & PARKER

BNP PARIBAS GROUP

A stylish detached five-bedroom home with a sunny garden, in a well-connected rural setting.

A beautifully presented family home with elegant, airy accommodation and a flexible layout, in a peaceful setting. The property sits within splendid gardens and backs onto open countryside, yet road and rail transport links are within easy reach.

- **4 RECEPTION ROOMS**
- **5 BEDROOMS**
- **3 BATHROOMS**
- **GARAGE**
- **SOUTH FACING 1/2 ACRE PLOT**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2,798 SQ FT**
- **GUIDE PRICE £1,000,000**

The property

Pippins is a charming and well-appointed family home, sympathetically modernised throughout to offer countryside living with modern convenience. The south facing wrap around garden provides multiple areas for relaxation including a covered and sided seating area, while inside there are elegantly appointed reception rooms with plenty of natural light, a neutral colour palette and stylish modern fittings.

The heart of the home is the central reception room, which measures 23ft and has wooden flooring, built-in media and storage units and a fireplace fitted with a Scandinavian-style contemporary log burner. Sliding glass doors connect the reception to the sunny, south-facing orangery at the rear, which has a stunning glass ceiling and triple French doors opening to the rear gardens. Additionally, the ground floor has a useful study for home working, while the kitchen provides further everyday, social living space, with its shaker-style units, central island with a breakfast bar, integrated appliances, cast-iron range and seating or dining area. Further storage and space for appliances is found in the utility/cloakroom. The ground floor is completed by an integrel double garage and useful additional reception room currently used as a gym.

Stairs lead from the entrance hall to the first floor accommodation, which includes three well-presented double bedrooms. One of these has an en suite shower room and extensive fitted wardrobes, while the other two also have built-in storage. The large first-floor family bathroom has a freestanding bathtub, dual washbasins and a separate shower unit.

The annexe offers two further bedrooms for use by guests or multi-generational living, featuring extensive built-in eaves storage, as well as an en suite shower room.

Outside

At the front of the property, the driveway provides plenty of parking space and access to further parking at the side, where there is also a double garage. The wrap-around garden is south facing and features lawns, patio areas for al fresco dining, a summer house with its own deck and a partially enclosed seating area with full-height windows and fitted with a woodburning stove providing a cosy, sheltered space. The garden is enclosed by high timber fencing to one side, and post and rail fencing at the other, with views of across the surrounding fields beyond.

Location

The property is set in a rural position close to the villages of Felsted, Little Leighs, and Great Leighs, surrounded by beautiful Essex countryside. Felsted has several everyday amenities, including excellent village shop, two pubs, two tea rooms and a doctors surgery. Chelmsford is just eight miles away where you will find a superb choice of shops, supermarkets, restaurants, cafés and leisure facilities, as well as Chelmsford mainline station providing fast and regular services to London Liverpool Street (40 minutes).

There are a number of well-known golf courses in the area and the coast is available to the east including the banks of the River Blackwater with a number of sailing clubs offering excellent boating, walking and bird watching opportunities.

Schooling in the area includes the outstanding-rated Felsted Primary School, and the independents Felsted School and New Hall; as well as good access links to Chelmsford and Colchester Grammar schools. London Stansted airport is 14 miles away, while the area is well connected by road, with the M11 and A12 within easy reach, providing access towards Colchester and Ipswich, and towards London and the M25.

Distances

- Great Dunmow 8 miles
- Chelmsford 8.5 miles
- Witham 9.5 miles

Nearby Stations

- Chelmsford

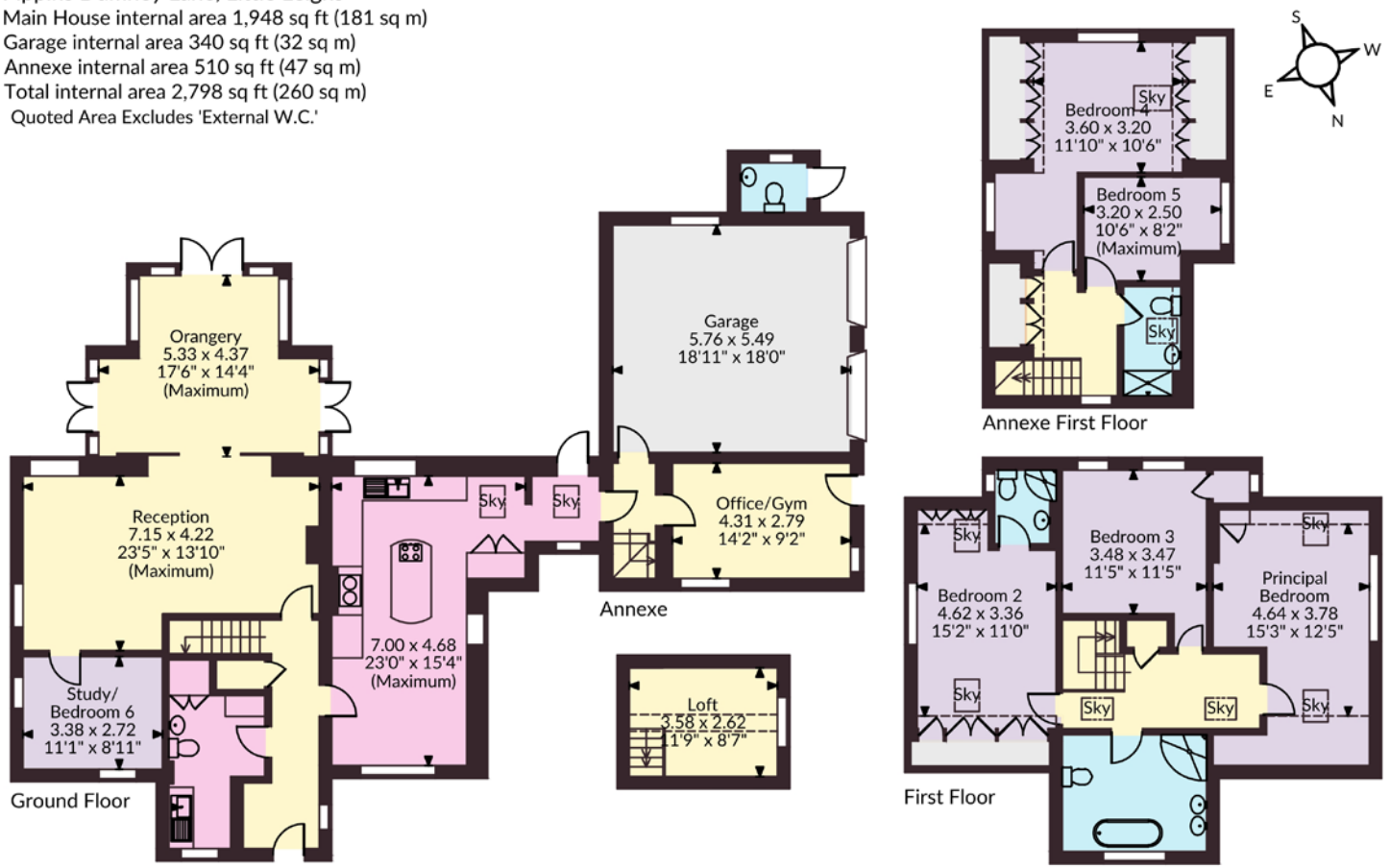
Key Locations

- Hylands Park
- Danbury Country Park
- Leez Priory

Nearby Schools

- Chelmsford County High School for Girls
- King Edward VI Grammar School
- Felsted School
- New Hall
- St. Cedd's

Pippins Dumney Lane, Little Leighs
Main House internal area 1,948 sq ft (181 sq m)
Garage internal area 340 sq ft (32 sq m)
Annexe internal area 510 sq ft (47 sq m)
Total internal area 2,798 sq ft (260 sq m)
Quoted Area Excludes 'External W.C.'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

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Directions

CM3 1QN

what3words: ///escapes.perfumes.pressing

General

Local Authority: Chelmsford City Council

Services: Mains water and electricity services are connected. Private drainage which we understand does comply with the current regulations. Air source pump heating.

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

Council Tax: Band E

EPC Rating: D

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