



Orchard House, Main Road, Howe Street, Essex

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Orchard House

Main Road, Howe Street, Essex, CM3 1BQ

An attractive country house with weatherboarded annexe and a delightful, landscaped garden

Great Waltham 1.5 miles, Chelmsford station & city centre 7 miles (London Liverpool Street 36 mins), Braintree 9.8 miles, London Stansted Airport 13.6 miles, M11 (J8) 13.7 miles, Bishops Stortford 16 miles, M25 (J27) 25 miles

Vestibule | Reception hall | Sitting room | Dining room | Orangery | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite shower room & dressing room | 3 Further bedrooms | Family bathroom | EPC Rating E
Annexe | Shed | Potting shed | Off-road parking
Garden

The property

Orchard House is an utterly charming family home which offers almost 2200 sq. ft of elegantly presented accommodation. Ground floor reception rooms comprise a formal dining room and adjoining sitting room which enjoys the warming ambience of a wood-burning stove. The heart of the home is offered by a light-filled kitchen/breakfast room linked to a stunning orangery which blurs the boundary between house and garden. Fitted with contemporary cabinetry and stone work surfaces, the kitchen features an Aga stove, Belfast sink and an island unit which creates a subtle divide within the space.

A staircase rises from the reception hall to the first-floor rooms, where the principal bedroom features a well-appointed dressing room and a stylishly presented en suite with walk-in shower. There are three further bedrooms and

a splendid family bathroom featuring panelling to the walls and a freestanding roll-top tub. Supplemental accommodation is available in an annexe outbuilding which offers an office and games room, with a kitchen, cloakroom and a laundry.

Outside

Low-level, clipped evergreen hedging fronts the lane, with a wrought-iron pedestrian gate which opens onto a pathway flanked by a pretty garden, and timber double gates providing access onto a swathe of gravelled driveway offering parking for several vehicles. The rear garden provides an attractive outdoor haven with a raised, paved terrace adjoining the house offering opportunities for al fresco dining. The layout includes an area of lawn, gravelled and paved pathways offering a journey around planted beds and through archways and pergolas, decorative raised planters and step-level changes, majestic copper beech and silver birch trees, along with further paved settings to sit and relax. Post-and rail fencing at the far margin allows an outlook beyond the plot to the open countryside and timber outbuildings offer potting and storage sheds.

Location

The property is situated in a picturesque semi-rural setting, just to the north of Great Waltham, which offers a convenience store, a coffee shop and a primary school, whilst Little Waltham to the east has additional facilities including a medical surgery and pharmacy. Chelmsford is within easy reach and provides a vibrant centre with historic architecture and comprehensive shopping options, along with the pedestrianised High Street. The city also offers a wealth of restaurants, cafés and bars, as well as excellent leisure and recreational facilities. Commuters are catered for with regular rail services into London Liverpool Street, Ipswich and Colchester, whilst road users have easy access to the A120 and A131, which link to the A12, A14 and the M25. Well-regarded schooling in the vicinity includes Felsted School, New Hall School, St Cedd's and St Anne's Schools.





Floorplans

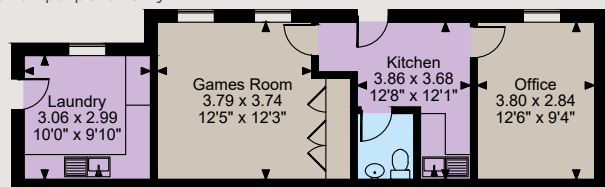
Main House internal area 2,192 sq ft (204 sq m)

Annexe internal area 536 sq ft (50 sq m)

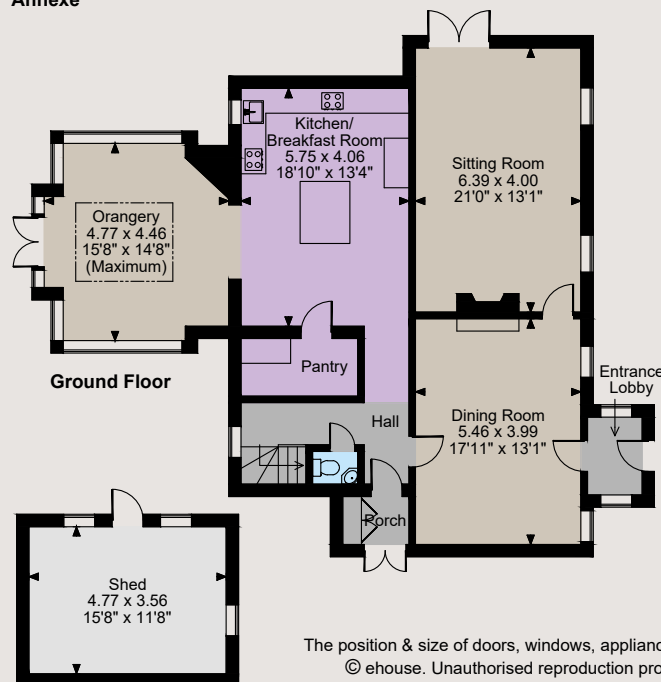
Outbuilding internal area 236 sq ft (22 sq m)

Total internal area 2,964 sq ft (275 sq m)

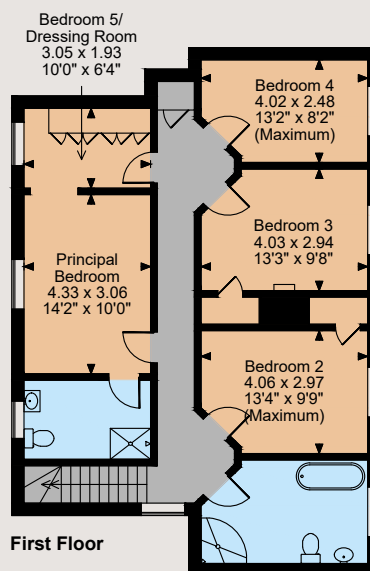
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Annexe



Ground Floor



First Floor

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

To the north of Chelmsford join the A1016 and following the road to the roundabout which gives access onto the A131. Remain on the road and at the 3rd roundabout, take the exit to join the B1008. At the roundabout, take the 1st exit onto Main Road and after approximately 0.4 miles, the property will be found on the left.

General

Local Authority: Chelmsford City Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,150,000

Chelmsford

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