



The Well House

252 Main Road, Broomfield, Chelmsford, Essex

A fine Grade II Listed three bedroom semi-detached house located in a highly-convenient setting

A characterful period family home that thoughtfully blends modern conveniences and a neutral décor with original features such as leaded sash and casement windows, exposed beams, and original fireplaces, creating an elegant and character-filled setting for both living and entertaining. The property enjoys a central position within a sought-after village, close to local amenities



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



CITY



2,530 SQ FT



**GUIDE PRICE
£795,000**

The property

The Well House is a late 16th century Grade II listed semi-detached timber framed and plastered family home offering more than 2,500 sq ft of light-filled flexible accommodation arranged predominantly over two floors.

Configured to provide an elegant and characterful living and entertaining environment, sensitively combining modern amenities and neutral décor with period features, the accommodation flows from a welcoming gable end reception hall with useful family bathroom. It includes a dual-aspect sitting room featuring an exposed brick open fireplace, three sets of doors opening onto the rear terrace, and an open-timbered wall leading into a dual-aspect dining area, also benefiting from an open fireplace. The ground floor further comprises a family room/dining room with wooden flooring, fitted storage, and bi-fold doors to the rear terrace, along with an interconnecting dual-aspect study. An inner hall with access to the front of the property, leads to fitted boot and utility rooms, as well as a kitchen equipped with a range of wooden

wall and base units, complementary work surfaces, and modern integrated appliances. The property also benefits from cellarage, offering space suitable for storage.

On the part-vaulted first floor a spacious landing with useful storage and a WC gives access to a dual aspect principal bedroom with feature fireplace, two further double bedrooms, both with feature cast iron fireplaces, and a family bathroom with corner bath and separate shower.



Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached through a low maintenance lawned garden. There is driveway providing private parking and access to a detached double garage. The large well-maintained enclosed garden to the rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features an attached external store on the approach to the reception hall, numerous seating areas and a garden pond together with a generous paved rear terrace accessible from the sitting and dining rooms, ideal for entertaining and al fresco dining.

Location

Located immediately north of the city centre, allowing access to excellent local schools including the Broomfield Primary, Chelmer Valley High School, King Edward VI Grammar School, Chelmsford County High School for Girls along with Anglia Ruskin University and New Hall School. A range of nearby amenities are within Broomfield, whereas a full and comprehensive range of commercial, entertainment, shopping and cultural amenities can be found in Chelmsford City centre, within 2.7 miles.

Broomfield is also well positioned for communications with Chelmsford railway station, providing a regular service to London Liverpool Street with an approximate journey time of 34 mins; Stansted Airport, about 18 miles to the north, caters for domestic flights and international destinations and the road network around Chelmsford links with the M25, A120, A12 and M11.



Distances

- Chelmsford centre and station 2.7 miles
- A12 (Jct 19) 3.9 miles
- M25 (Jct 28) 15.6 miles
- London Stansted Airport 15.7 miles
- M11 (Jct 8) 17.0 miles

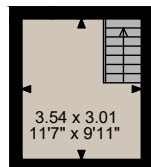
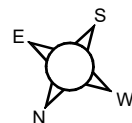
Nearby Stations

- Chelmsford
- Shenfield (Elizabeth Line)

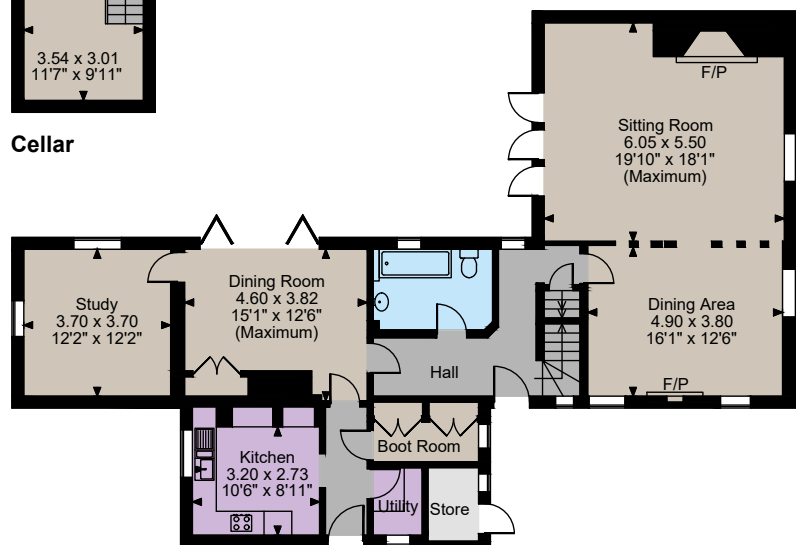
Nearby Schools

- Broomfield Primary School
- Chelmer Valley High School
- Chelmsford County High School for Girls
- King Edward VI Grammar School
- Felsted School
- The Beaulieu Park School
- New Hall
- St Anne's Preparatory School
- St Cedd's School

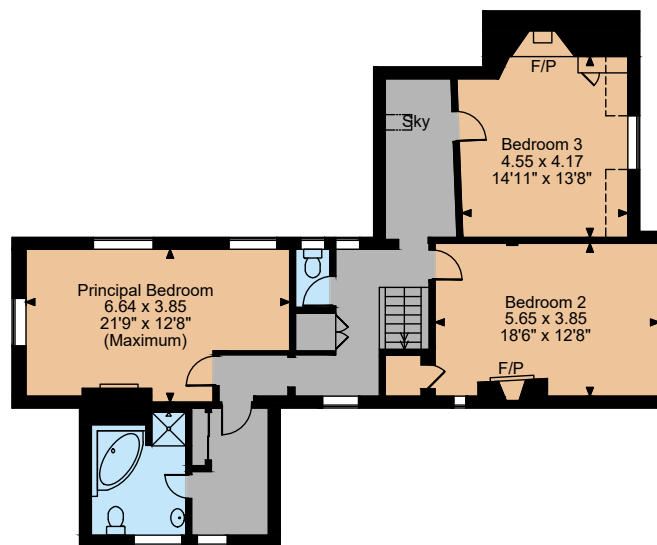




Cellar



Ground Floor



First Floor

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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref: dia/8646097/TMI

Floorplans

Main House internal area 2,530 sq ft (235 sq m)

Garage internal area 392 sq ft (36 sq m)

Store internal area 25 sq ft (2 sq m)

Total internal area 2,947 sq ft (274 sq m)

For identification purposes only.

Directions

CM1 7AW

what3words: ///spill.stop.event - brings you to the property

General

Local Authority: Chelmsford City Council

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

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

Council Tax: Band F

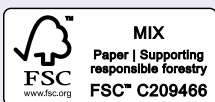
EPC Rating: E

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

