

Lanes End,
Chelmsford,
Essex



Strutt
& Parker

Land and property. Since 1885.



**3,437 sq ft (319 sq m) | 3 reception rooms
5 bedrooms | 3 bathrooms | Garage
Detached carport | Heated swimming pool
About 0.44 acres**

Guide price £1,425,000

A contemporary and expansive family residence offering almost 4,400 sq ft of sophisticated living space, featuring a heated swimming pool and detached outbuildings, within an exclusive gated setting.

The property
Lanes End is an impressive modern home with handsome brick elevations, providing versatile and light-filled accommodation across two floors. The property combines sleek contemporary design with practical family functionality throughout.

The heart of the home is the spectacular open-plan kitchen and dining room, featuring a large central island with breakfast bar seating, premium integrated appliances and a dedicated family seating area. Full-height bi-folding doors open directly onto the rear terrace, creating a seamless connection between the interior and garden. The ground floor further comprises an additional reception room adjacent to the kitchen, that could be used as a dining room, an elegant family room with stone fireplace, and a cosy sitting room. A well-equipped utility room is positioned between the kitchen and integrated double garage, with doors providing direct access to both spaces. The garage is currently configured as a home gym.

On the first floor, a large and bright landing provides a useful secondary sitting area with views over the grounds. The principal suite is a particular feature, offering a spacious bedroom with vaulted ceiling and skylights, extensive built-in storage and a luxurious en suite shower room. One further bedroom benefits from en suite facilities, while the remaining bedrooms are served by a modern family bathroom.



Outside
The property is approached via automated gates leading to a sweeping gravel driveway, providing parking for several vehicles. This leads to a substantial detached outbuilding comprising a double carport, storage rooms and a flexible first-floor studio, ideal for a home office or guest accommodation. The rear gardens are a major feature, with a large stone-flagged terrace surrounding a heated swimming pool. Beyond, expansive lawns are bordered by mature trees and established hedging, creating a high degree of privacy and an attractive setting for outdoor entertaining. Perimeter lighting surrounds the property, illuminating both the front and rear gardens.

Location
Seven Ash Green is a popular residential area on the northern side of Chelmsford, with everyday amenities close at hand and the wider facilities of the city centre readily accessible. Local shopping includes convenience stores and supermarkets, while Chelmsford itself provides an extensive choice of shops, restaurants, leisure facilities and professional services.

Schooling provision is strong, with Perryfields Infant and Junior Schools, The Tyrrells School and The Boswells School serving the local area, together with the highly regarded Chelmsford County High School for Girls and King Edward VI Grammar School within the wider city.

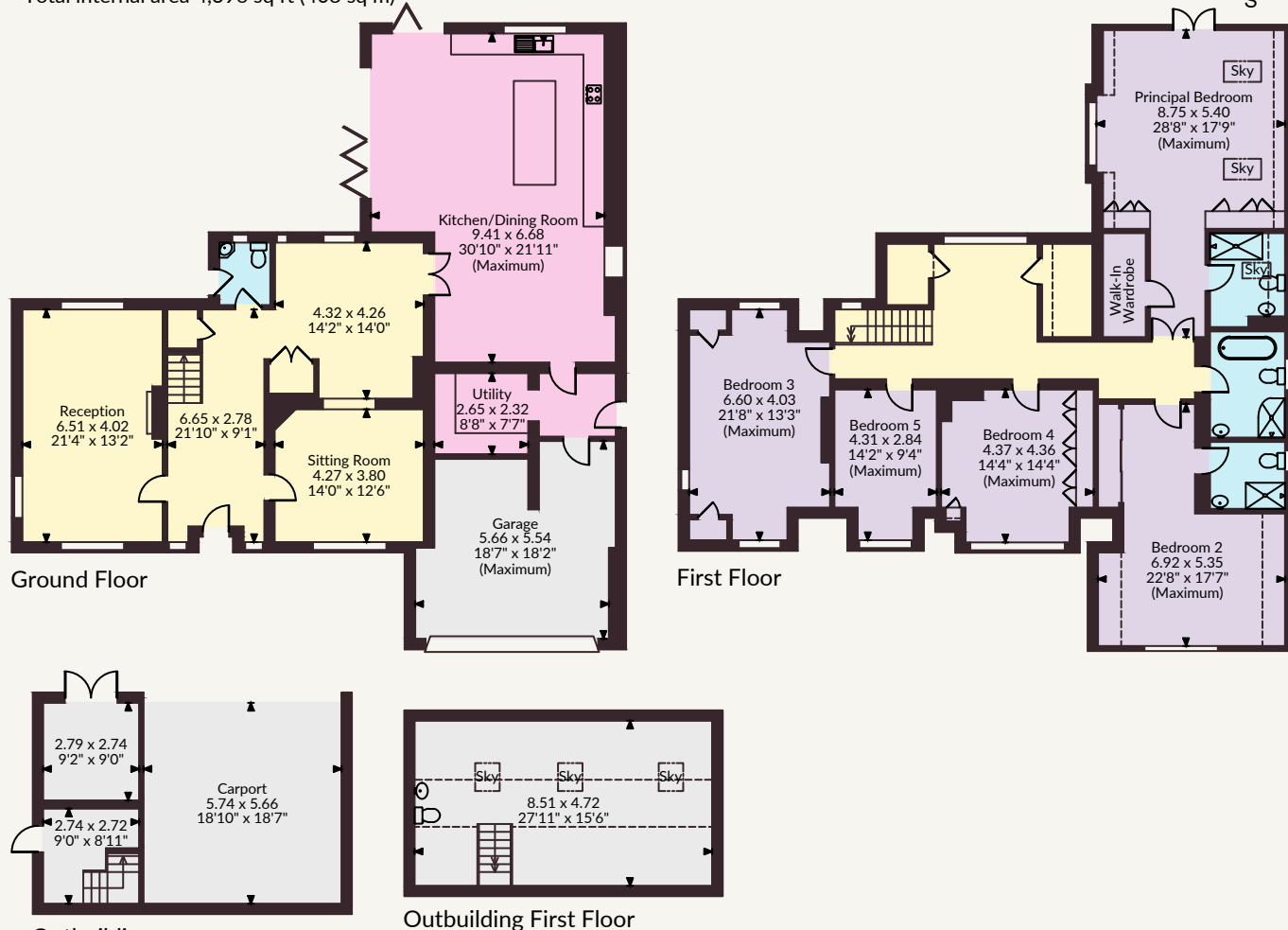
Chelmsford station offers regular mainline services to London Liverpool Street, while the recently opened Beaulieu Park station provides an additional rail option. The city also benefits from excellent road connections via the A12 and the wider Essex network, making surrounding towns and villages readily accessible. Nearby green spaces such as Admirals Park and Chelmer Valley Nature Reserve add to the area's appeal.

Postcode region: CM1

General
Local Authority: Chelmsford City Council]
Services: All mains services connected.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Lanes End, Seven Ash Green, Chelmsford
 Main House internal area 3,437 sq ft (319 sq m)
 Garage & Carport internal area 660 sq ft (61 sq m)
 Outbuilding internal area 299 sq ft (28 sq m)
 Total internal area 4,396 sq ft (408 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8702563/TML

Strutt & Parker Chelmsford

Saxon House, 27 Duke Street, Chelmsford, Essex, CM1 1HT

01245 254600 | chelmsford@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.