

Berrymead,  
Great Waltham



Strutt  
& Parker

Land and property. Since 1885.



**3,608 sq ft (335 sq m)**  
**4 reception rooms | 6 bedrooms**  
**4 bathrooms | Double garage with studio**

**Guide price £1,600,000**

A substantial and beautifully presented family home offering versatile living space across three floors, with a large, well-maintained garden backing onto farmland and enjoying panoramic views over the rolling countryside.

**The property**  
Berrymead is an attractive family residence, with nearly 3,000 sq ft of light-filled accommodation. The property has been sensitively extended and modernised combining contemporary styling with functional family living.

The ground floor accommodation flows from a welcoming reception hall into a spacious open-plan kitchen and dining area. The kitchen is fitted with modern Shaker-style cabinetry, a breakfast bar and integrated appliances, and opens seamlessly into a bright dining space with bi-fold doors to the terrace. Beyond, there is a generous garden room featuring a large roof lantern and wide bi-fold doors framing views of the garden. The property also has a generous 35ft double-aspect sitting room and a comfortable study, both sharing a handsome brick fireplace with a wood-burning stove. A well-appointed utility room and cloakroom complete the ground floor.

On the first floor, the spacious principal bedroom benefits from a contemporary en suite shower room and fitted storage. An additional bedroom also benefits from en suite facilities, while the remaining bedrooms are served by a family bathroom. The second floor offers two further bedrooms, both with skylights, making them ideal for guests or as a quiet home office suite, and is complemented by a separate shower room.



**Outside**

The property is approached via a sweeping gravel driveway providing ample parking and access to a detached double garage. Above the garage is a versatile 20ft studio room, ideal for a home gym or cinema room. The extensive, south facing, rear garden is a particular highlight, featuring a large timber deck designed for al fresco entertaining, which leads down to a lawn with mature borders and a garden shed. The garden boundary borders open farmland, providing a tranquil and scenic setting.

**Location**

The property is located in the desirable village of Great Waltham, offering everyday amenities including a local shop, post office, cafe and welcoming pubs, while the nearby city of Chelmsford provides extensive shopping, dining, leisure, and healthcare facilities. Surrounding towns such as Dunmow and Saffron Walden add further choice with historic markets, cultural attractions, and additional retail options. There is a broad selection of independent schools in the vicinity, including New Hall in Chelmsford, Felsted School, and St Cedd's Prep in Chelmsford; as well as the Grammar schools Kegs and CCHS. Transport links are excellent, with Chelmsford Station providing fast services to London Liverpool Street in around 35 minutes, and road connections via the A131 and A120 leading to the M11 and Stansted Airport, ensuring both local convenience and international connectivity.

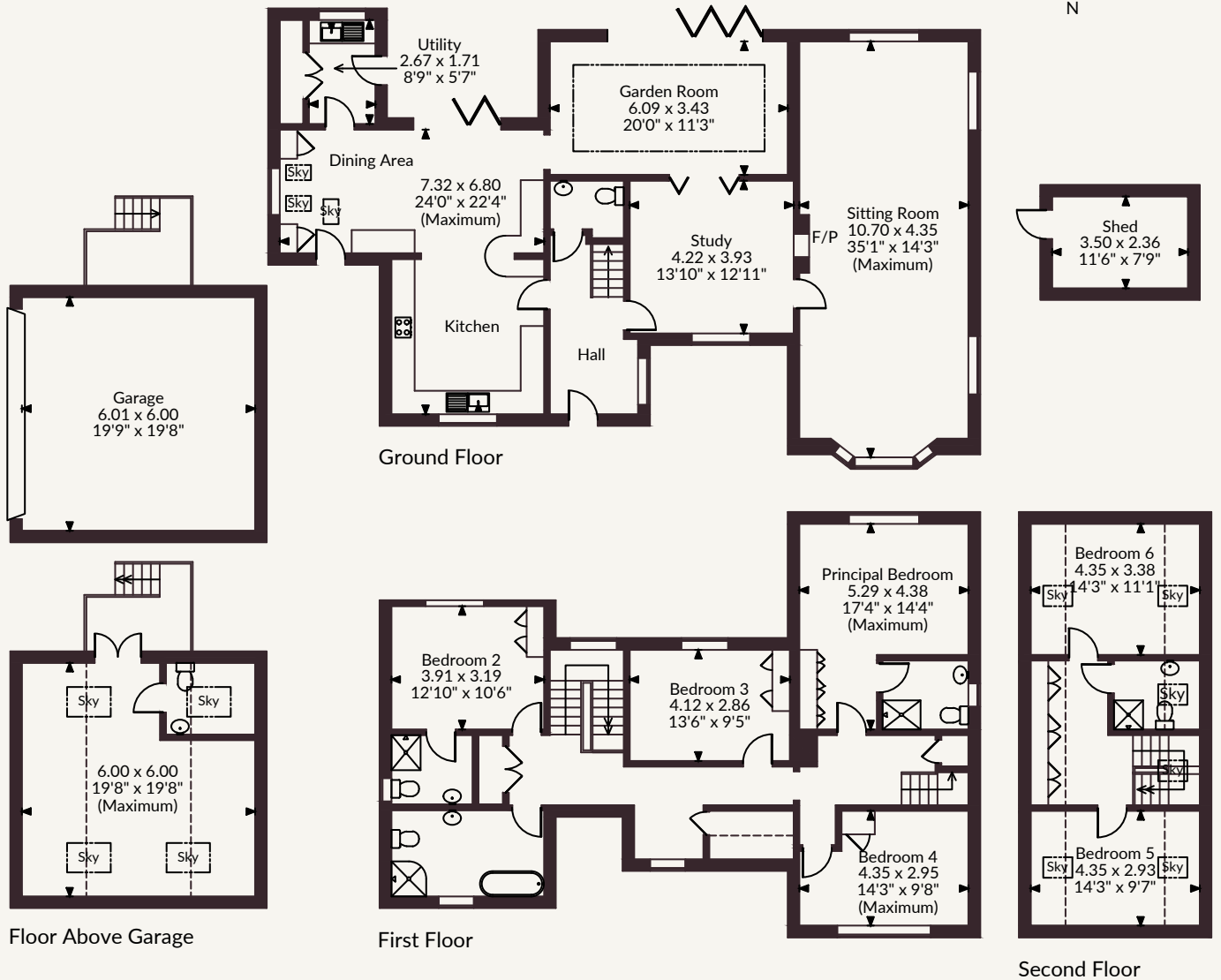
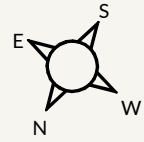
Postcode region: CM3

**General**

Local Authority: Chelmsford City Council  
Services: Mains electricity and water. Private drainage which we understand complies with current regulations. Oil-fired central heating.  
Council Tax: Band G  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Berrymead South Street, Great Waltham, Essex  
 Main House internal area 2,957 sq ft (275 sq m)  
 Garage internal area 388 sq ft (36 sq m)  
 Shed & Floor Above Garage internal area 263 sq ft (24 sq m)  
 Total internal area 3,608 sq ft (335 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  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8688749/TML

## Strutt & Parker Chelmsford

Coval Hall, Rainsford Road, Chelmsford, CM1 2QF  
 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 April 2026. Particulars prepared April 2026.