



Littlefield

Whealers Hill, Little Waltham, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A contemporary detached four-bedroom property located in a sought-after Essex village

An attractive, double-fronted and generously-proportioned family home featuring energy-efficient modern amenities, quality fixtures and fittings - including contemporary sanitaryware, elegant neutral décor and a wealth of exposed wooden flooring across the ground floor. It is located on the fringes of a desirable and highly-convenient village, near to local amenities.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN ABOUT 0.5 ACRES



FREEHOLD



VILLAGE



3,624 SQ FT



GUIDE PRICE £1,700,000



The property

Littlefield is a double-fronted detached family home offering more than 3,600 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an elegant and cohesive family and entertaining environment, it offers generously-proportioned rooms, quality fixtures and fittings, contemporary sanitaryware and exposed wooden flooring across the ground floor. The accommodation flows from a welcoming entrance hall with fitted cloak storage. The hall opens into a part-panelled family room, French doors to the rear terrace and a door to a study with a front aspect bay. There is also access to the integral double garage from the family room. The ground floor is completed by an extensive open plan kitchen/living/dining room. The kitchen has a range of wall and base units, a large central island with breakfast bar, work surfaces and splashbacks, modern integrated appliances - including a wine chiller - and a door to a fitted utility room with an en suite shower room and access to the rear terrace. The remaining space, which is currently being used as living and

dining areas, has an exposed brick open fireplace, two sets of bi-fold doors to the rear terrace, flooding the whole area with natural light.

To the first floor a principal bedroom suite, having bi-fold doors to a private covered balcony with far-reaching views, a fitted dressing room, an en suite bathroom with twin sinks, a freestanding bath and separate shower. An additional double bedroom with built-in storage and an en suite shower room, two further double bedrooms, one also with built-in storage, and a family bathroom with bath and separate shower.





Outside

Having plenty of kerb appeal, the property is approached over a gravelled in-and-out forecourt flanked by an area of level lawn. It provides private parking and gives access to the integral double garage. Double gates open to a further gravelled side parking area.

The well-maintained enclosed garden to the rear is laid mainly to level lawn, bordered by mature hedging and trees. It features a vaulted garden room with a bespoke bar, en suite cloakroom and bi-fold doors to a paved, part pergola-covered terrace together with a large paved terrace with hot tub area. The garden is accessible from the rear aspect rooms and is ideal for entertaining and al fresco dining. The property enjoys far-reaching views over neighbouring countryside.

Location

Straddling the River Chelmer, Little Waltham village has two churches, pubs, a GP surgery, social club, golf centre and primary school. Further amenities can be found in nearby villages. Chelmsford offers a comprehensive selection of independent and high street stores, two shopping centres, six retail parks and excellent sporting and entertainment facilities. Braintree and Colchester also offer comprehensive amenities. Transportation links are excellent: the A12 links to the M11 and motorway network, and Chelmsford mainline station (4.7 miles) offers regular services to major regional centres and London Liverpool Street. Beaulieu Park mainline station (2.9 miles) is due to open at the end of 2025.



Distances

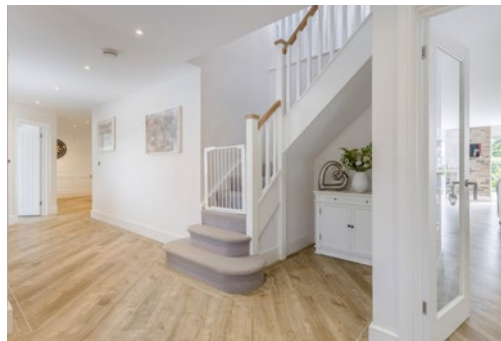
- Little Waltham 1.3 miles
- Chelmsford 4.8 miles
- Hatfield Peverel 7.8 miles
- Braintree 8.3 miles
- London Stansted Airport 14.9 miles

Nearby Stations

- Chelmsford
- Hatfield Peverel

Nearby Schools

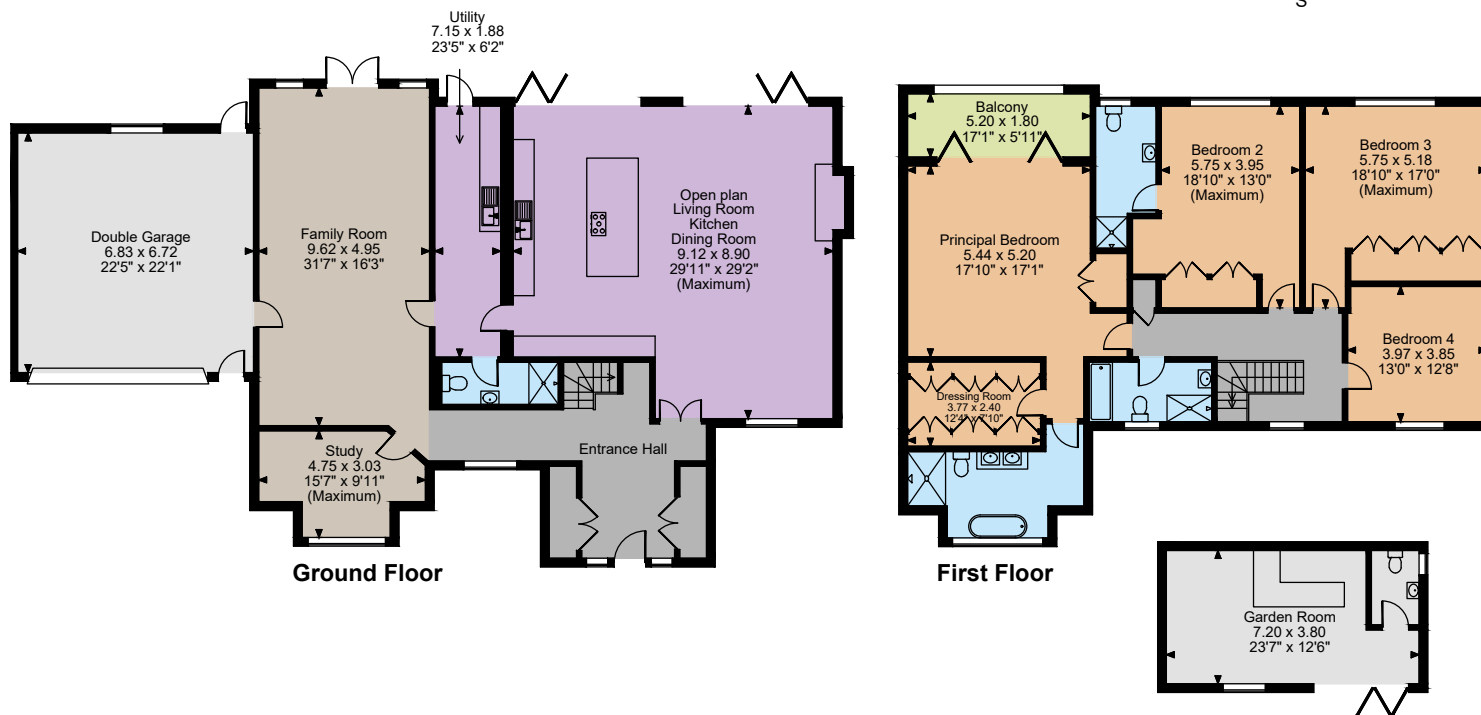
- The Beaulieu Park School
- Chelmsford County High School for Girls
- King Edward VI Grammar School
- New Hall
- Felsted
- St Anne's Prep
- St Cedd's











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

Main House internal area 3,624 sq ft (337 sq m)
 Garage internal area 494 sq ft (46 sq m)
 Garden Room internal area 295 sq ft (27 sq m)
 Balcony external area 101 sq ft (9 sq m)
 Total internal area 4,413 sq ft (410 sq m)
 For identification purposes only.

Directions

CM3 3LY

what3words: ///mole.relax.dinner - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains water and electricity. Oil fired central heating. Private drainage which we understand from the vendor does comply with the regulations.

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

Council Tax: Band G

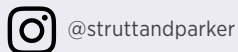
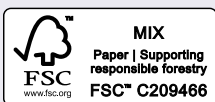
EPC Rating: B

Chelmsford

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