



Tiffanys

Boyton Cross, Chelmsford, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Tiffanys is a spacious country home boasting flexible living space in a desirable yet easily accessible location.

Approached by a gated driveway, is this impressive family home with annexe and 1.4 acre of grounds, in a semi-rural position on the outskirts of Chelmsford City.



4 RECEPTION ROOMS



5 BEDROOMS



6 BATHROOMS



TRIPLE GARAGE



1.4 ACRES



FREEHOLD



SEMI-RURAL



3,170 SQ FT



**GUIDE PRICE
£1,325,000**



The property

Positioned behind wrought iron security gates and carriage driveway, this fine home sits within its own grounds of 1.4 acres, offering privacy and seclusion whilst also being well connected for Chelmsford city and the nearby pub.

Tiffanys is a spacious detached property offering over 3,000 sq. ft. of accommodation and boasts flexible living space in a desirable yet easily accessible location.

The ground floor accommodation flows from the spacious reception hall and comprises a triple aspect living room with feature fireplace and French doors to the gardens. Adjoining both the hall and living room, is the well-proportioned dining room that opens on one side to the kitchen and the other to the impressive 20ft by 18ft orangery/garden room. With all these rooms interlinking, it really does make for the heart of the home, and of particular note all these rooms have access and views over the gardens and grounds beyond. The kitchen/breakfast room with adjoining

utility room has a range of fitted units and modern appliances is a great space to entertain the whole family with the open aspect through to the dining area. A cloakroom with shower complete the ground floor.

To the first floor, are four great sized double bedrooms, most with built in storage and all have access to en-suite facilities. There is also a family bathroom, meaning there are five bath/shower rooms in the main house.

In addition to the main house and attached to the utility room, yet independent with its own door, is an annexe wing or guest suite. When the vendors built this wing, they designed it to offer complete flexibility, with an area for a kitchen/living room, a bedroom and another bathroom; similarly, this can be opened through to the utility to connect it back to the main house for those needing five bedrooms. Alternatively it makes for a fine home office or hobby space.



Outside

The property totals about 1.4 acres of gardens and grounds, with an additional 1.7 acres available by separate negotiation.

Approached by a shared private driveway that leads through to a set of security electric gates, the property then has its own substantial carriage driveway with parking for a great number of vehicles and extensive garaging and storage. Whilst to the rear, the south facing gardens are mainly laid to immaculately clipped lawns, bordered by mature hedging and post and rail fencing; interspersed by specimen trees. To the back of the house is an extensive terrace that runs the full width, allowing for indoor outdoor entertaining from all areas of the ground floor. Views can be enjoyed across the neighbouring paddocks creating a feeling of rural living. There is also a vegetable garden and kennels for dogs.

Location

Located in a semi rural location Tiffanys lies to the west of the Village of Roxwell, with nearby pub within striking distance. The City of Chelmsford with its mainline railway station to London and everything else one would need from a city lies to the east; offering some of the most outstanding schools within the county, including the two grammar schools, New Hall and a good selection of state schools. In addition the charming market town of Ongar to the south caters for a broad range of everyday amenities and has a range of restaurants, public houses and independent shops. More locally, there are a number of brilliant villages such as Writtle with restaurants, independent shops and cafes.

For the commuter Shenfield station lies to the south and offers an excellent rail connection to London's Liverpool Street with fast and frequent service and an average journey time of 25 minutes. For the motorist the property lies within easy reach of the A414 linking to Junction 7 of the M11 to the west which in turn connects to the M25 at Junction 27.



Distances

- Chelmsford 5.2 miles
- Shenfield 13.1 miles
- Stansted Airport 14.3 miles

Nearby Stations

- Chelmsford - mainline
- Shenfield - Elizabeth Line

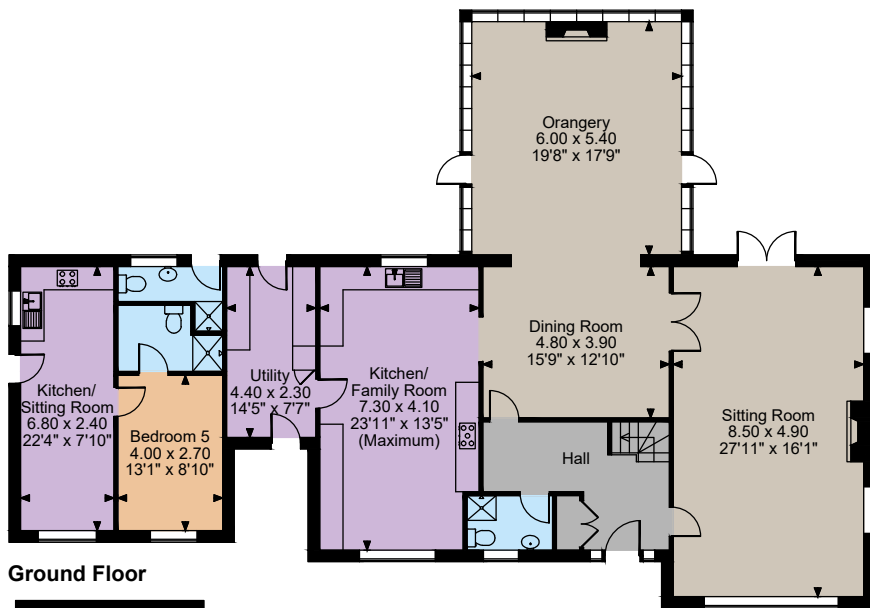
Key Locations

- Chelmsford City
- Hare Gastro Pub
- Hylands Park
- Writtle village
- Chelmsford Museum

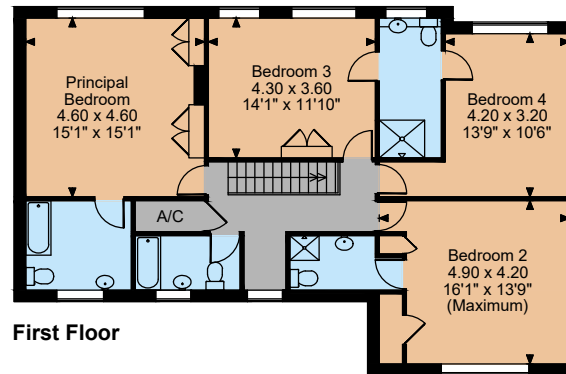
Nearby Schools

- King Edward VI Grammar School
- Chelmsford County High School for Girls
- New Hall School
- Roxwell Church of England Primary School

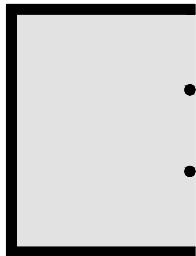




Ground Floor



First Floor



Workshop & Cart Lodge

(Not to scale & no measurements)

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

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Floorplans

House internal area 3,170 sq ft (295 sq m)

For identification purposes only.

Directions

CM1 4LP

///what3words: ///stumpy.remix.commuting - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains electricity and water. Private Drainage which does comply. Oil-fired central heating

Council Tax: Band G

EPC Rating: D

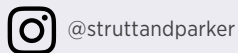
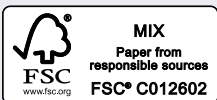
Chelmsford

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