



Five Elms

Wheelers Hill (West), Little Waltham, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Contemporary family home positioned on the outskirts of the charming village of Little Waltham

Approached by a private gated driveway, is this impressive modern family home, on the edge of a popular village and set within 4 miles of the forthcoming Beaulieu station with mainline access to London Liverpool Street.



6 RECEPTION ROOMS



5 BEDROOMS



6 BATHROOMS



TRIPLE GARAGE



0.72 ACRES



FREEHOLD



VILLAGE



6,163 SQ FT



**GUIDE PRICE
£2,150,000**



The property

Arranged over two floors, Five Elms has undergone extensive extension and renovations following its original inception in 1960. Offering over 6000 sq ft of living space, this beautifully presented family home enjoys modern living, with a bright and airy flow throughout the house.

The heart of the house is the outstanding bespoke hand-crafted kitchen, with central island, stone work surfaces, built in appliances, media wall and bi-folding doors leading onto the garden terrace. A discreet utility room leads to an inner hallway and boot room, with internal access to the triple garage. Further versatile reception rooms to the ground floor include an office, playroom and family room. The galleried landing gives way to five generous bathrooms, with the principal bedroom benefitting from a dressing room, with fitted wardrobes, and luxury bathroom suite.

Outside

The property is set behind electric timber gates, opening to a wide driveway accommodating parking for several vehicles. To the side of the driveway is a triple bay garage with accommodation above, currently being utilised as a home gym. The south facing gardens to the rear of the house have been beautifully landscaped and are ideal for outdoor family living and large-scale entertaining, providing a wonderful extension to the house. The gardens commence with an extensive stone terrace, which steps down to a large expanse of lawn and continues to the swimming pool and games/room bar. This attractive garden room provides a wonderful addition to the garden with WC facilities and a separate storage/plant room. A covered area to the front, with outside heating, provides an additional space for outside dining. To the immediate rear of the garden is an all-weather tennis court and double timber gates providing the option for additional parking and direct access to Back Lane.



Location

The village of Little Waltham lies just north of the City of Chelmsford. The village provides easy access to Chelmsford City Centre with its mainline railway station to London's Liverpool Street.

The village has a local doctor's surgery and straddles the River Chelmer. The main street has a number of character properties and the footpath alongside the river leads to an area of outstanding natural beauty and forms part of an Essex Wildlife Trust Nature Reserve. Little Waltham Church of England Primary School is found in the village.

The City of Chelmsford is located south of the village and has a comprehensive range of entertainment, shopping and educational facilities. The park and ride to Chelmsford's mainline railway station is within half a mile of the village. This provides a regular service to Chelmsford City centre and the railway station. Chelmsford mainline railway station provides a regular service to London Liverpool Street with an average

journey time of 36 minutes, perfect for the city commuter.

The new Beaulieu mainline station is due to open in 2025, and is situated just 4 miles from Five Elms.

Chelmsford has excellent secondary schools including Chelmer Valley High School, King Edwards Grammar School and County High School for Girls as well as New Hall private school. The Felsted School is also within driving distance. The property is within the catchment area for both the Grammar Schools.



Distances

- Chelmsford city centre 4.4 miles
- Felsted 5.9 miles
- Stansted Airport 14.4 miles
- A12 Boreham J19 4.1 miles

Nearby Stations

- Chelmsford Station 4.4 miles
- Beaulieu Station 4 miles (expected 2025)

Key Locations

- The White Hart village pub
- Little Waltham GP Surgery
- Galvin Green Man, Howe Street
- Little Waltham Nature Reserve

Nearby Schools

- Felsted Independent School
- New Hall Independent School
- King Edward Grammar School
- Girls High School Chelmsford





Ground Floor

First Floor

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

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Floorplans

House internal area 6,163 sq ft (573 sq m)

For identification purposes only.

Directions

CM3 3LY///what3words - lows.shows.lion

General

Local Authority: : Chelmsford City Council - 01245 606 606

Services: Mains water. Private drainage (compliant system). Oil fired central heating with air source heating to the extended part of the house. Electric car charging point.

Broadband: TBA

Council Tax: G

EPC Rating: E

Fixtures and Fittings: Negotiable

Chelmsford

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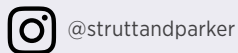
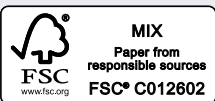
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