



The Laurels
The Village | Great Waltham | Chelmsford | Essex | CM3 1DE

FINE & COUNTRY

KEY FEATURES

The Laurels

The Laurels is a beautifully restored Grade II Listed, 13th Century house which combines original, period features and exceptional contemporary fittings within. The property prominently features as part of the historic village street scene and enjoys a breathtaking outlook towards Great Waltham Parish Church.

DESCRIPTION

Step inside this characterful, Grade II Listed home which boasts original charm and contemporary design throughout. The entrance hallway includes a full-length storage cupboard and gives access to two welcoming reception rooms featuring a stunning fireplace with cast iron log burner. Continuing to the rear of the ground floor, there is a separate dining room, high specification family bathroom and outstanding kitchen/breakfast room. The ground floor additionally includes a study/bedroom with fitted shelving and gives access to the service and boot room.

As you proceed to the first floor, there are three double bedrooms, one with an ensuite and all accessed from a bright landing with spectacular views towards the local parish church. From the first floor, there is stairwell access to an unconverted attic, offering potential further accommodation subject to the necessary planning consent.

Step outside to the front of the property, where there is a part shingle, part paved driveway bordered by shrubbery and a picket fence. The landscaped rear garden showcases a seating terrace, lawn and abundance of trees and plants, giving privacy and seclusion. The rear garden also features a multipurpose outbuilding, currently used as a utility room, garden room and storage space.

Situated in the heart of Great Waltham village, the house is opposite the medieval parish church and within 4 miles of Chelmsford city centre. Having previously won Essex Village of the Year, Great Waltham offers excellent schooling, a public house and local village store.









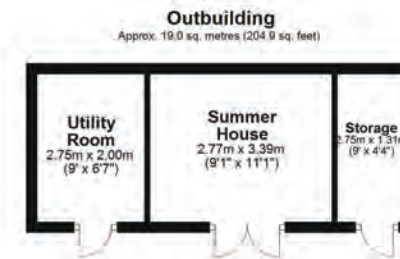
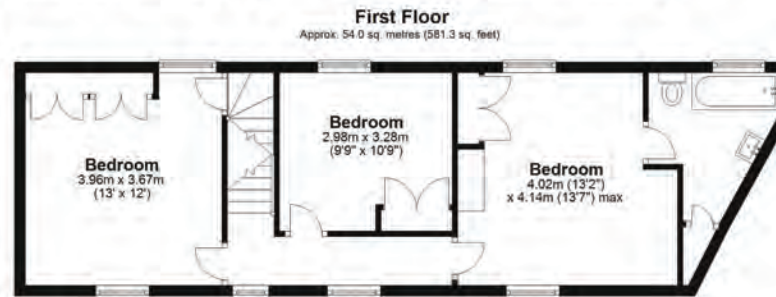
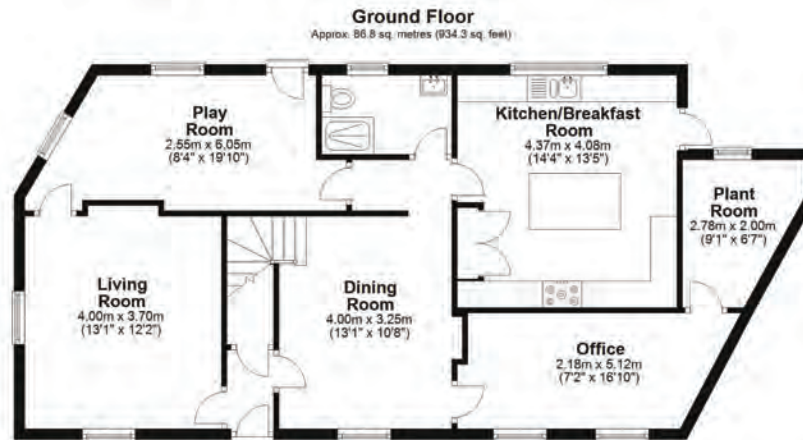












Total area: approx. 191.5 sq. metres (2061.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Council Tax Band: E
Tenure: Freehold
EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 18.01.2024



follow Fine & Country Mid Essex on



Fine & Country Mid Essex
Suite A Imperial House, Cottage Place, Victoria Road, Chelmsford, Essex CM1 1NY
Tel: +44 (0)1245 979 777 | midessex@fineandcountry.com

