



Wootton House
Lower Stock Road | West Hanningfield | Chelmsford | Essex, CM2 8UY



KEY FEATURES

Wootton House

An outstanding four bedroom (Over 3000sq ft) luxurious new home built home offering the highest of specifications, with accommodation across two floors. There is a large level landscaped garden and substantial detached garage. The property is located along a pleasant country lane and enjoying fine countryside views.

This traditionally constructed detached home offers spacious and well planned family accommodation. Step inside the spacious hallway which connects the Living Room, Sitting Room, Study and WC with the oversized Kitchen/Dining/Family Room which in turn leads to the Utility Room.

Upstairs the spacious Landing connects the four double Bedrooms (two suites) and Family Bathroom.

CONSTRUCTION

Traditional Brick and Block Construction

Externally finished with Traditional Brick (White Render and Hardie Plank low maintenance cladding)

Natural Slate roof Tiling

Air Source Heat Pump / electric Boiler

Property sold with the benefit of a 10 year Build-Zone warranty

Underfloor heating throughout

INTERNAL

Oak staircase with glass panelling

Home installed with CCTV, Intruder / Fire Alarm and CAT 6 wiring

All floor finishes included

Carpets to all Bedrooms, Staircase, Living Room and Study etc

Tiled Flooring to Ground Floor and Bathrooms

KITCHEN/UTILITY

Bespoke Kitchen supplied and fitted by "The Hutton Kitchens"

Quooker instant hot water tap

Siemens Induction Hub

Two single Siemens Combi integrated ovens

Integrated Siemens microwave

Siemens integrated dishwashers

Siemens Integrated Larder Fridge

Wine cooler/refrigerators

Utility room with freestanding Siemens washing machine and condenser tumble dryer

BATHROOMS

Luxury Bathrooms supplied by "TEC LIFESTYLE"

Geberit Flush systems with off floor toilets

Heated Towel Rails



















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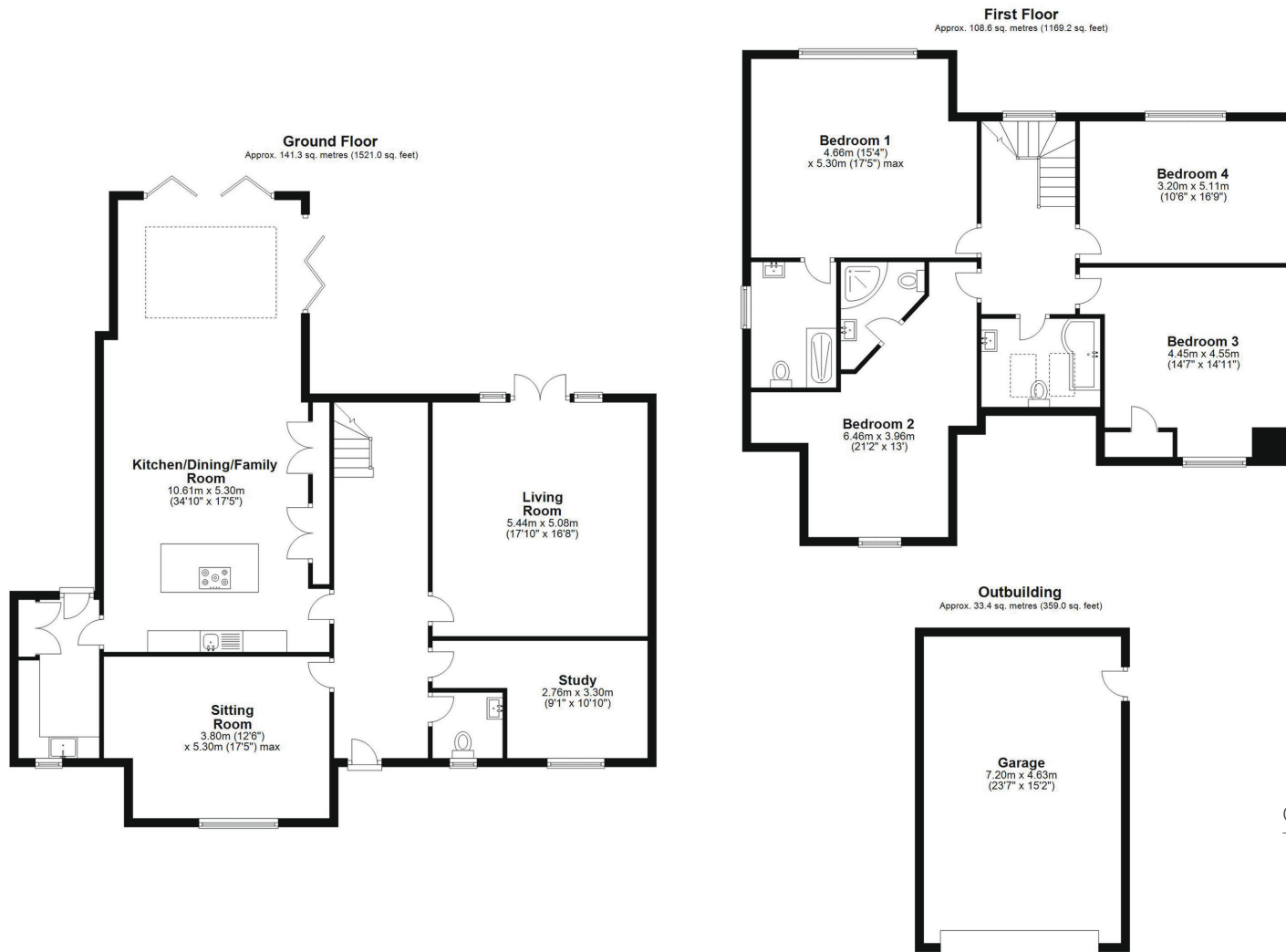
EXTERNAL

- Shingle Driveway with extensive parking / turning areas.
- Extensive Porcelain Patio
- Level lawn areas
- Planting as necessary
- Private Sewage Treatment Plant

SERVICES

- Electricity
- Water
- BT
- Sky





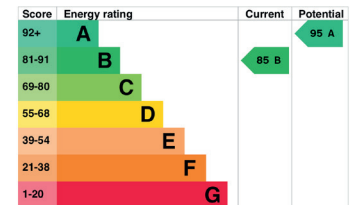
Total area: approx. 283.3 sq. metres (3049.1 sq. feet)

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Council Tax Band: To be assessed
Tenure: Freehold



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