



# St Finbars, Lordship road, Writtle, Chelmsford, Essex, CM1 3EH

- NO ONWARD CHAIN
- DETACHED DOUBLE GARAGE WITH ROOM ABOVE
- FULL OF PERIOD CHARACTER, NOT LISTED
- MULTIPLE RECEPTION ROOMS
- CONSERVATORY AND CLOAKROOM
- POTENTIAL TO EXTEND
- 3047.5 sq ft
- FIVE BEDROOMED DETACHED HOUSE



## PROPERTY DESCRIPTION

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Balch are delighted to present St Finbars, an exceptional detached family home nestled in the charming and sought-after village of Writtle. This substantial residence is renowned locally and offers a wealth of versatile living space across four reception rooms, four bedrooms, and two bathrooms. With a generous layout including a front-to-rear lounge, dining room, kitchen, another reception area, and a large conservatory, this property is perfectly suited for a growing family or those who love to entertain. A notable feature is the spacious detached double garage accompanied by a versatile office space, adding excellent potential for working from home or hobbies.

Writtle is a delightful village, prized for its picturesque surroundings and strong community spirit. Renowned for its excellent schools, quaint shops, and welcoming pubs, the area combines rural tranquillity with convenient access to nearby Chelmsford, providing a balanced lifestyle for residents. Historic features abound with its charming high street and green spaces, making it an ideal setting for families and professionals alike, with excellent transport links and amenities close at hand.

Entering St Finbars, you are greeted by a spacious hallway that flows seamlessly into the bright and airy front-to-rear lounge, a superb space bathed in natural light, ideal for relaxing or social gatherings. Adjacent to the lounge is a formal dining room, perfect for hosting dinner parties or family meals. The second reception room presents a flexible space that could serve as a family room, study, or playroom. The kitchen is thoughtfully designed and offers ample cabinetry and work surfaces to satisfy any keen cook's needs, the ground floor cloakroom is off the kitchen while the large conservatory offers panoramic views of the garden and extends the living area into a vibrant, sun-filled space throughout the year.

The property benefits from four well-proportioned bedrooms, and a single bedroom/study, the master bedroom features its own private sink and WC, a convenient touch that adds to the overall functionality of the home. Two family bathrooms serve the household, accommodating busy mornings without fuss. Ample storage and neutral décor throughout ensure a comfortable and inviting environment.

Outside, the grounds of St Finbars extend to a well-maintained garden, perfect for outdoor entertaining or tranquil afternoons. The large detached double garage provides secure parking and additional storage, while the adjoining office space offers a quiet and dedicated area for working from home, hobbies, or study. This rare combination of generous accommodation, versatile spaces, and prime location makes St Finbars an extraordinary opportunity and a home that will delight its next owners.



## ROOM DESCRIPTIONS

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### Entrance Hall

5' 07" x 23' 0" (1.70m x 7.01m)

### Lounge

11' 09" x 28' 07" (3.58m x 8.71m)

### Dining Room

12' 01" x 14' 06" (3.68m x 4.42m)

### Kitchen

10' 0" x 11' 0" (3.05m x 3.35m)

### Reception Room

11' 10" x 12' 00" (3.61m x 3.66m)

### Cloackroom

### Conservatory

9' 08" x 16' 10" (2.95m x 5.13m)

### 1st Floor Landing

### Bedroom One

12' 02" x 14' 05" (3.71m x 4.39m)

### Bedroom Two

12' 01" x 12' 09" (3.68m x 3.89m)

### Bedroom Three

11' 09" x 12' 0" (3.58m x 3.66m)

### Bedroom Four

8' 04" x 12' 03" (2.54m x 3.73m)

### Study

### Family Bathroom

### Shower Room

### Detached Double Garage

### Front Garden

### Rear Garden

### Agents Notes

Probate has been submitted but we are not yet in receipt of probate.

### Viewing

By prior appointment with Balch Estate Agents.

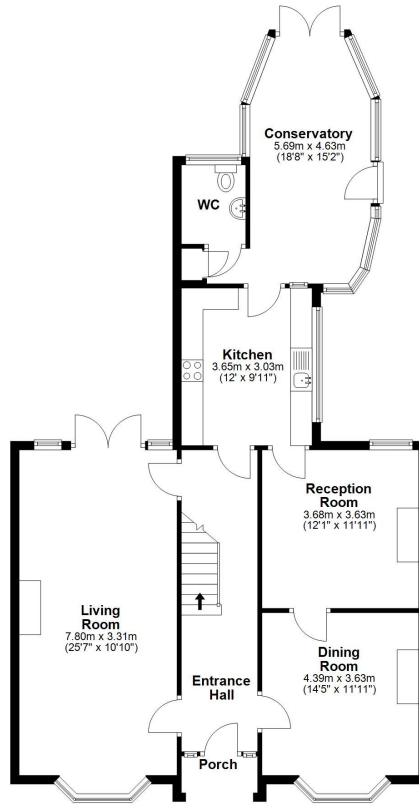
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN

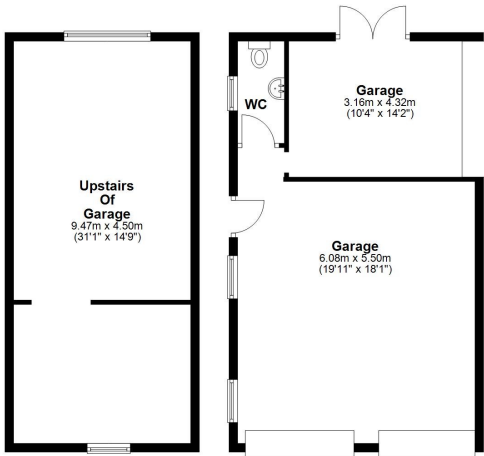
## Ground Floor

Approx. 105.1 sq. metres (1131.6 sq. feet)



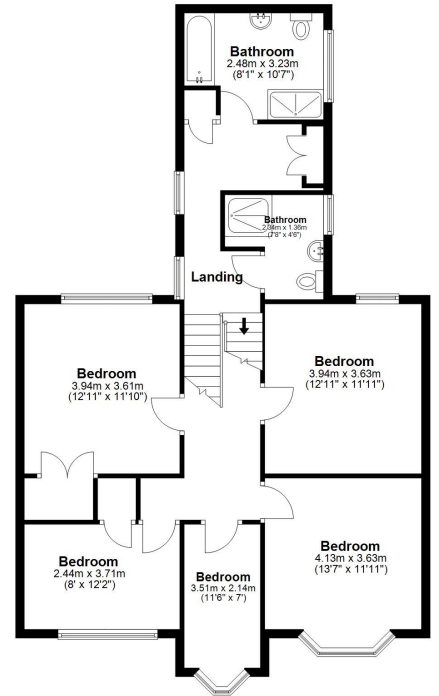
## Outbuilding

Approx. 87.1 sq. metres (936.0 sq. feet)



## First Floor

Approx. 90.9 sq. metres (978.0 sq. feet)



Total area: approx. 283.1 sq. metres (3047.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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St Finbars