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## For Sale £950,000

This attractive property was commissioned in 1928 by Mr W A Taverner and designed by A R Dannatt L.R.B.A at Little Waltham. This is the first time the property has been marketed for sale since it was built.

Wrenswood is a 4 bedroom house with self-contained annexe located in a quiet location off Patching Hall Lane and conveniently located for the City Centre and Main Line Railway Station. The property is ideally located for the highly regarded secondary schools in the area including both grammar schools.

## Wrenswood, Longleat Close

Chelmsford ♦ Essex ♦ CM1 4DQ



- Architect designed
- Attractive 4 bedroom house
- Self-contained annexe
- Gas central heating
- Double garage
- Large south facing garden
- Dropped kerbs with potential to re-instate 'in-out' drive





Originally the grounds of Wrenswood included all of Longleat Close. What remains today includes the original spacious south facing back garden and sufficient land either side to accommodate a good double garage and spacious self-contained annexe both designed by John Bishop of Stock.

Alterations in 1988 included the front lobby and cloakroom whilst the study/4<sup>th</sup> bedroom and separate en-suite for the main bedroom were added in 2004.

Much of the original layout and many original fixtures and fittings remain including the servants bells but the house now requires some upgrading and improvement.

The inner hall and centrally aligned staircase form the focus of the house with the loggia framing a delightful long vista into the garden.

Oak framed openings lead on one side of the staircase to the kitchen and on the other to the outer hall.

The principal rooms also lead off from the hall.

The accommodation comprises:

**Outer Hall** accessed via an oak door with cloakroom, cubicle shower and radiator off with access to the -

**Inner Hall** with offset brick corner fireplace, radiator, original Crittall doors to loggia and garden and centrally aligned staircase leading to quarter landings to the first floor.

Doors from hall to -

**Kitchen:** 3.92m x 3.03m (max 3.49m) and 3.3 max x 2.4m

The original kitchen contains the fireplace with cupboards either side and includes the serving hatch and an understairs larder with its original slate shelf. The former outside door has been removed and the extension provides further cupboards, sink, wall mounted Ideal Logic max gas boiler, cooker point, radiator and an access to the annexe.

**Sitting room:** 5m x 3.95m excluding bay

The original fireplace has recessed seats either side framed by small windows. The bay has original Crittall windows, radiator and the room has a separate access to the Loggia.

**Dining room:** 3.3m x 3.4m

The Bay also retains the original Crittall windows, fireplace, serving hatch, radiator, and access to the annexe.

**Cloakroom**

With shower cubicle, WC and hand wash basin, window

**The Annexe**

The annexe has its own front door leading onto the side with 2 further accesses from the house.

**Entrance hall:** Access from side yard, radiator, leading to a small sitting area with patio window to garden.

**Shower room** with glazed shower, WC and basin, radiator, window to side.

**Kitchen:** 3.3m x 2.44m

Window to front, fitted cupboards and worksurfaces, sink. Ideal wall mounted gas fired boiler.

**Bedroom/Sitting room:** 3.3m x 4.74m

Large bed/sitting room with fitted wardrobe, hand basin and dual aspect windows.

Gas and water are shared with the house.

## **The Main House**

### **The first floor:**

**Landing:** approached from the ground floor by a generously proportioned staircase. Loft hatch.

Access from landing to -

**Bedroom 1:** 3.95m x 4.96m

Dual aspect windows, radiator, fitted cupboards, with access to ensuite bathroom with window to front, radiator bath with Mira wall mounted electric shower, basin and WC. Fireplace.

**Bedroom 2:** 3.9m x 3.63m

Fitted cupboard, window to rear, radiator.

**Bedroom 3:** 3.75m x 2.84m

Fireplace, fitted cupboard, dual aspect windows, radiator, wash hand basin.

**Bedroom 4/Study** 2.1m x 2.64m

Window to front, radiator

**Family Bathroom:** Window to side, radiator, bath, basin, Separate WC from hall.

**Airing cupboard:** Lagged hot water cylinder with immersion heater and shelving.

**Separate WC:** window to side.

### **Outside:**

The spacious garden with mature trees, lawns, rose beds, fruit trees and planting beds is a feature of the property.

Subject to obtaining any consents and with dropped kerbs already in place it should be possible to reinstate the former in out drive.

### **Double garage:**

There is ample space in front of the double garage to park 2 cars with the garage able to accommodate 2 more as well as affording some storage. One of the doors is electrically operated. Pedestrian access to the rear garden. Further but limited parking is available in front of the annexe.

Features: Gas fired central heating to panelled radiators, Electricity, Mains Water, Telephone

### **Main house**

Council tax band F

EPC Rate D

### **Annexe**

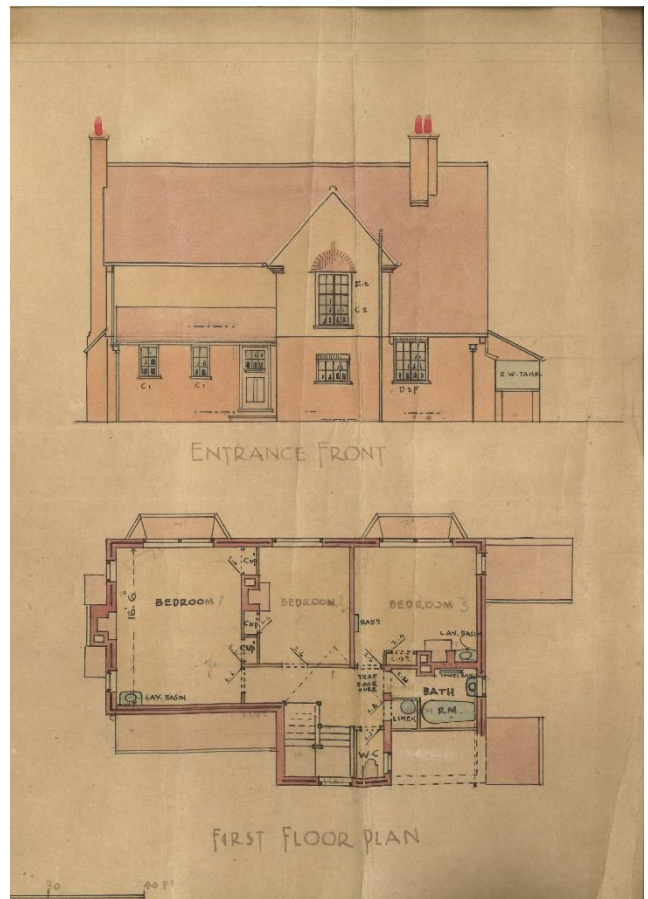
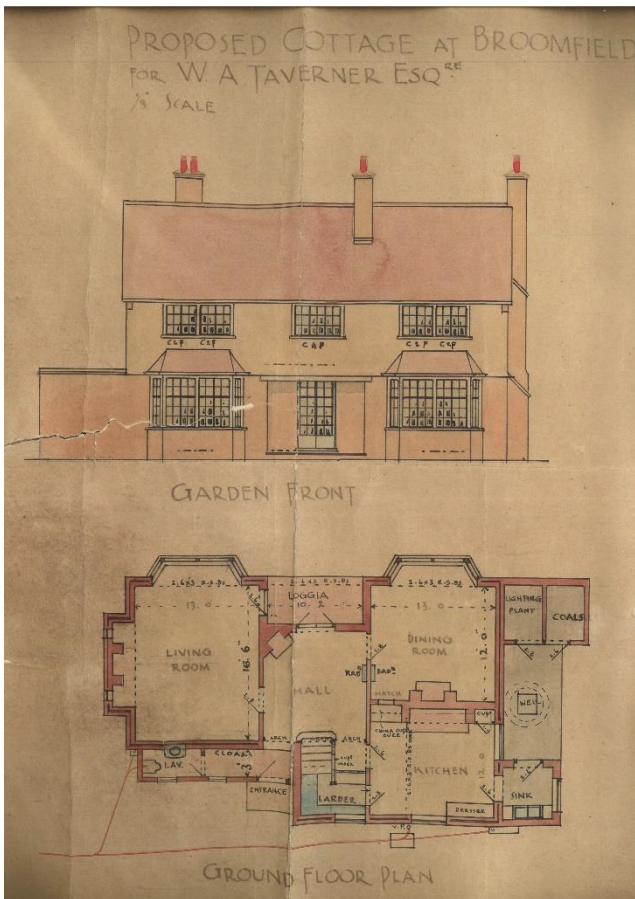
Council tax band A

EPC Rate E

**Viewing** Strictly by prior appointment with the Vendors Agent Telephone 01245 258141



Original architects drawing

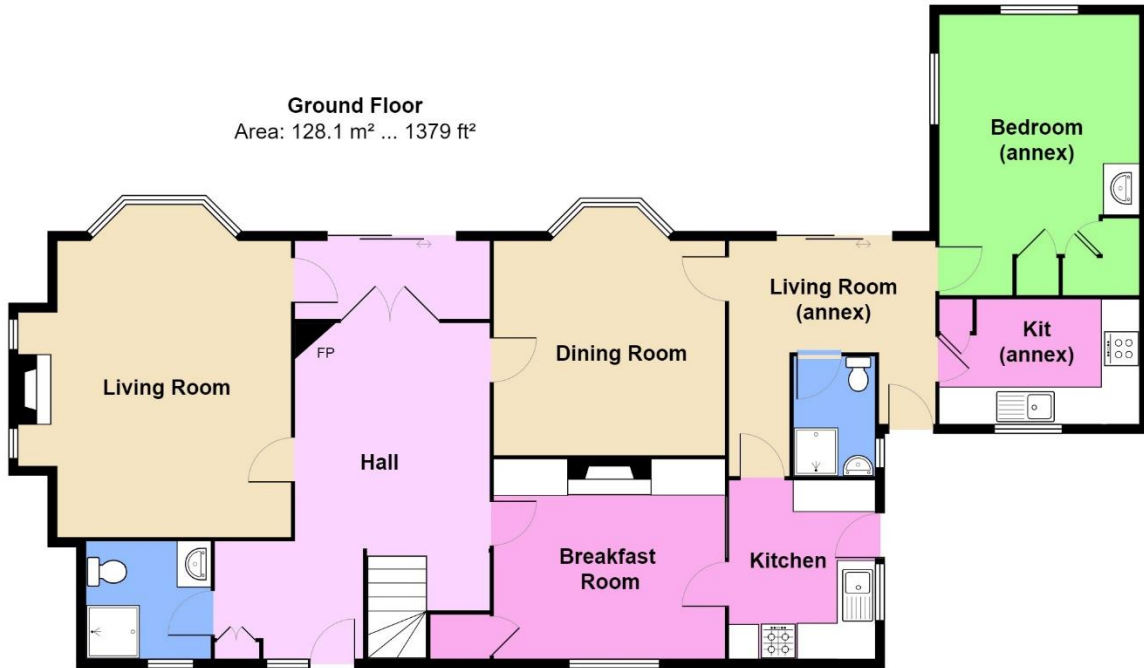




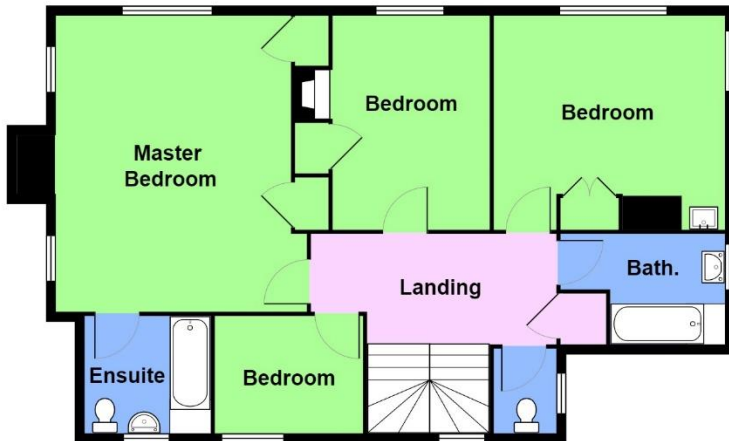
Garden photo 2004



**Ground Floor**  
Area: 128.1 m<sup>2</sup> ... 1379 ft<sup>2</sup>



**1st Floor**  
Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup>



## EPC House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

## EPC Annexe

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Note: No household services or appliances have been tested and no guarantees can be given by Cooper Hirst Ltd.

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