



Middlemead Close, West Hanningfield, Chelmsford, Essex, CM2 8UR

Council Tax Band C (Chelmsford City Council)



Guide Price £560,000 - £580,000 Freehold

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Set within the desirable village of West Hanningfield, this beautifully presented four-bedroom link-detached home offers the perfect blend of spacious living, contemporary comfort, and peaceful semi-rural surroundings. Boasting approximately 1,660 sq. ft. of internal accommodation, the property is ideally suited to families seeking a tranquil countryside lifestyle with excellent connectivity.

The welcoming entrance hall leads into a well-appointed interior that includes a stylish sitting room and a separate dining room—ideal for both everyday living and entertaining. The modern kitchen provides generous workspace and storage, while a bright rear living room opens out to the garden through French doors, inviting plenty of natural light and offering a seamless indoor-outdoor connection. Practicality is well catered for with a separate utility room, boiler room, and ground floor WC. Upstairs, the first floor features three spacious double bedrooms, each with ample storage potential, complemented by a sleek, modern family bathroom. The top floor is dedicated to a luxurious primary suite, complete with a generous bedroom, en-suite shower room, and elevated views across the nearby reservoir—creating a peaceful retreat away from the main living areas.

Outside, the property enjoys a private south-facing garden stretching approximately 60 feet—perfect for alfresco dining, family gatherings, or simply unwinding in the sunshine. A secure garage (measuring 8'11" x 15'6") provides off-street parking or additional storage.

Location

Nestled just over six miles south of the City of Chelmsford, the village of West Hanningfield offers an idyllic rural lifestyle surrounded by beautiful, rolling Essex countryside. This welcoming village boasts a friendly community spirit and is perfect for those who enjoy outdoor living, with an excellent network of walking and cycle routes, bridle paths, and scenic country lanes ideal for dog walkers, cyclists, and nature lovers alike.

West Hanningfield features a charming local pub, a village hall, and a well-regarded primary school, and is renowned for its peaceful, countryside atmosphere. The nearby Hanningfield Reservoir offers opportunities for fishing and birdwatching, while a local carp lake adds to the area's appeal for angling enthusiasts. The village is also particularly popular with dog owners, offering plenty of open space and a genuine pet-friendly environment.

For everyday conveniences, the nearby villages of Stock, Galleywood, and Great Baddow provide local shopping and services, while the bustling towns of Chelmsford and Billericay offer a wider range of retail, dining, and leisure facilities.

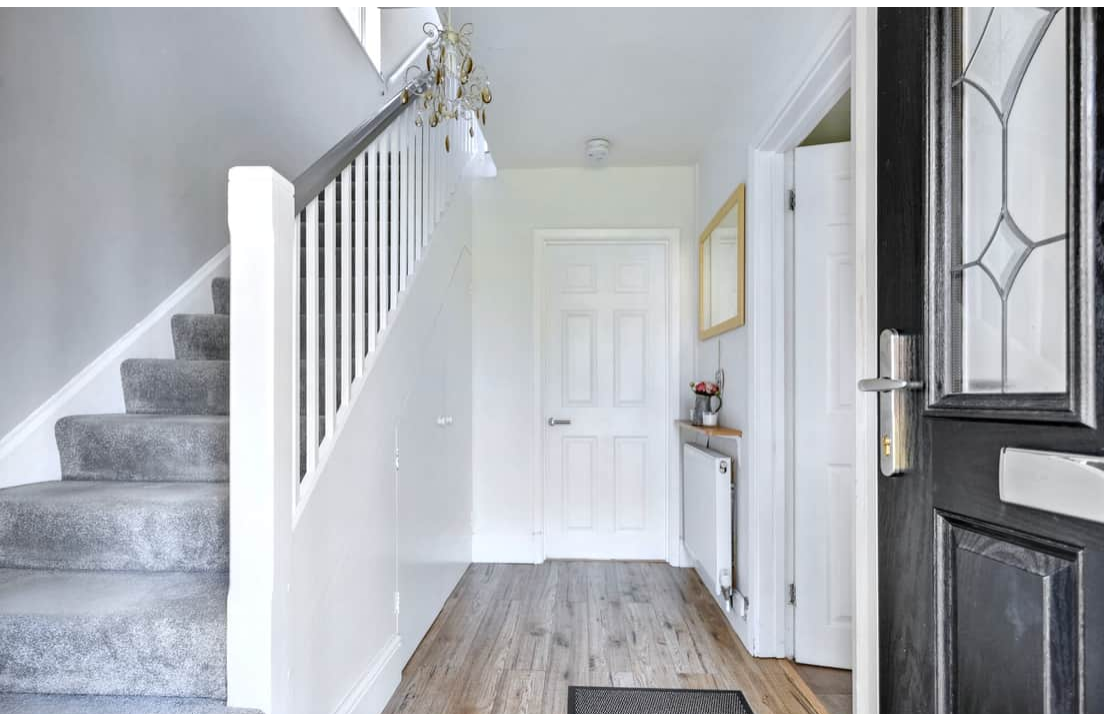
West Hanningfield is well-connected for commuters, with several mainline stations nearby—including Ingatestone, Billericay, Shenfield, Wickford, and Chelmsford—offering direct services into central London. The A12 is just over 2.5 miles away, providing quick access to the M25 and beyond.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** C

- Link Detached Family Home
- Modern Kitchen & Utility Room
- Garage in Block
- Desirable Village Location With Excellent Transport Links

- Three Reception Rooms
- Four Double Bedrooms
- Landscaped rear garden
- Oil Central Heating



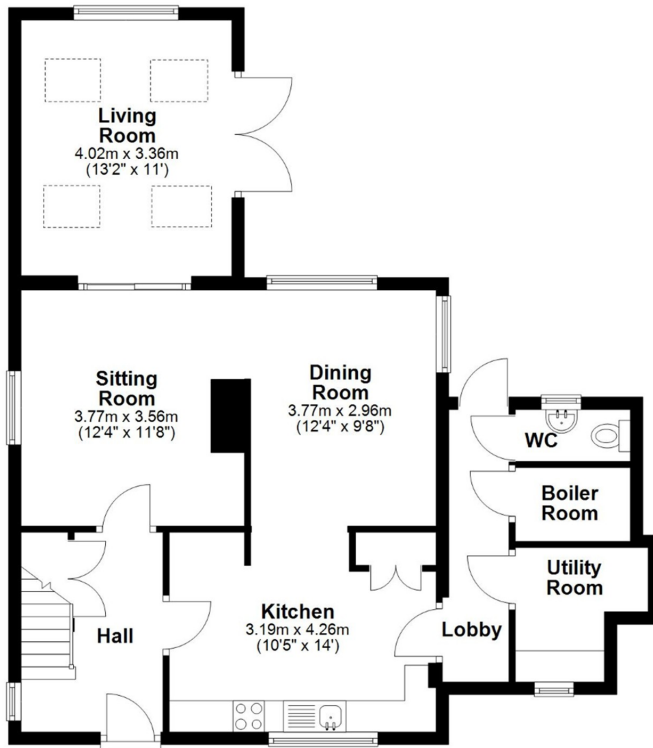






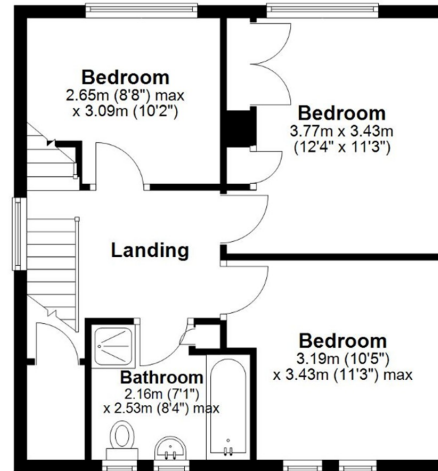


Ground Floor

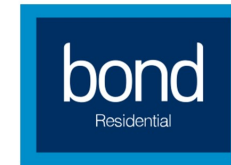
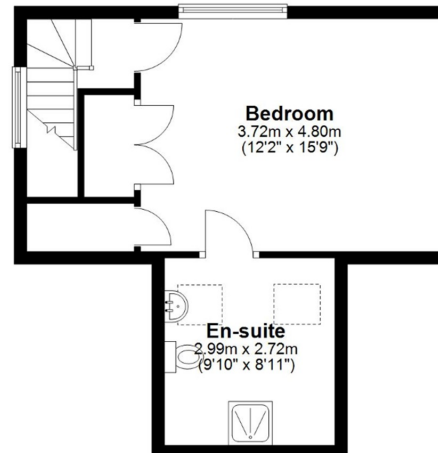


APPROX INTERNAL FLOOR AREA
154 SQ M (1660 SQ FT)
OUTBUILDING 13 SQ M (140 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate
NOT to be used for valuation purposes.
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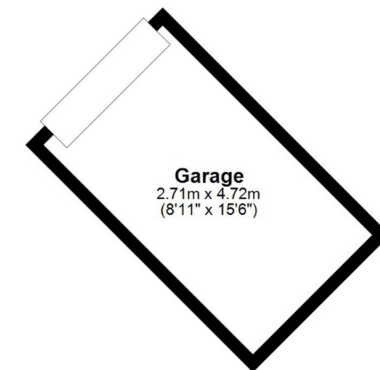
First Floor



Second Floor



Outbuilding



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