



East Hanningfield Road, Sandon, CM2 7TF

Council Tax Band F (Chelmsford City Council)



Guide Price £800,000 - £850,000 Freehold

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ACCOMMODATION

Offered for sale with no onward chain and nestled in a truly picturesque semi rural setting, this stunning 19th-century detached cottage was originally two workers cottages which were acquired by the present owner in the mid 1970's. Since then it has been renovated and extended with a two storey side extension, single storey rear extension and the addition of an entrance porch and cloakroom to the left hand side.

The ground floor boasts four inviting reception rooms providing ample space for entertaining or relaxation. The heart of the home is the impressive 18ft L-shaped kitchen/breakfast room, beautifully fitted and offering wonderful views of the garden, paddock and countryside beyond. A utility room adds practicality to the layout.

On the first floor the large landing area is now utilised as a small home office space. There are three generous double bedrooms with the main bedroom featuring a juliet balcony and offering views across the garden, paddock and countryside. The family bathroom is generously proportioned and features a five piece heritage suite with a freestanding double end bath and a separate shower cubicle.

Externally the property enjoys a road frontage in excess of 300ft. To the immediate front of the house there is a hedged boundary and a driveway provides off road parking for up to three cars and access to a large detached double garage with a generous workshop area to the rear.

The overall plot extends to almost 1.8 acres with the right hand side of the property being formal gardens which extend to around 0.32 acres . To the rear there is a separate 1.45 acre paddock which is predominantly left as meadow land with mature trees and features two natural wildlife ponds. We are informed by the current owner that restrictions on the use of this land prevent any permanent structure from being constructed on this land.

AGENTS NOTE -

The owner has informed us that in November 2007 damage to the property was identified and investigated. The cause of the damage was identified as moisture extraction from tree roots causing clay shrinkage. The tree was subsequently removed and repairs completed in August 2009 and a Certificate of Structural Adequacy was issued in September 2009.

SERVICES: Mains Gas, Electricity, Water and Private Drainage.

LOCATION

The property is located on the edge of Sandon and the village of East Hanningfield which is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is a popular village and offers a local primary school, post office/shop, pub and highly regarded restaurant and offers regular bus services to Chelmsford, Southend and South Woodham Ferrers.

Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

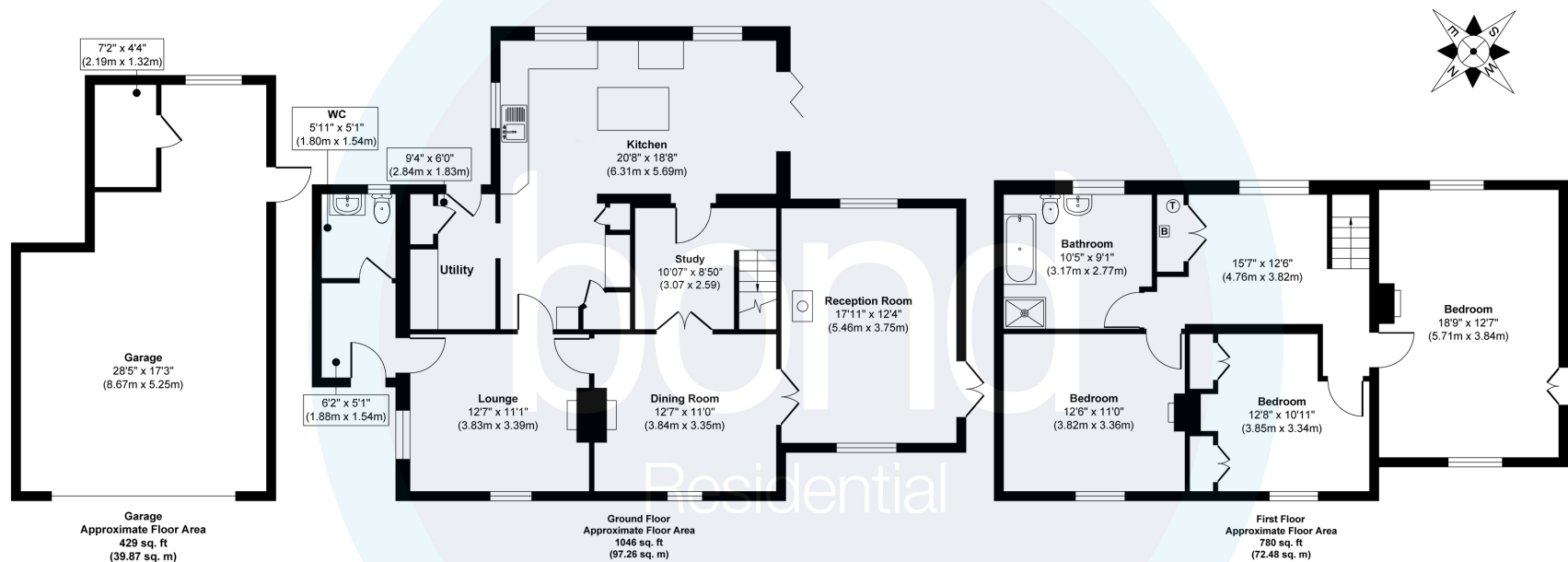
- Stunning renovated and extended 19th century detached cottage
- 18ft L-shaped and well fitted kitchen/breakfast room
- Spacious family bathroom with freestanding bath and separate shower cubicle
- 1.45 acre paddock to rear with two natural wildlife ponds
- Detached double garage and workshop
- Four reception rooms
- Three double bedrooms
- Gas central heating and double glazing
- 0.32 acre of formal gardens to side of property
- No onward chain











Approx. Gross Internal Floor Area
Main House = 1826 sq. ft / 169.74 sq. m
Garage = 429 sq. ft / 39.87 sq. m
Total = 2255 sq. ft / 209.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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