

bond
Residential



The Tye, East Hanningfield, CM3 8BU

Council Tax Band G (Chelmsford City Council)



Guide Price £900,000 - £950,000 Freehold

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Set in a plot approaching one third of an acre with a southerly rear aspect and located on a private road of just 7 properties. This established detached home has been extended to provide sizeable family accommodation of almost 3000 sq ft.

Located in this highly desirable village featured in The Times list of the top 20 best secret villages in the UK, make this a sought-after destination for those seeking a peaceful yet well-connected place to call home.

ACCOMMODATION

The ground floor accommodation comprises a spacious entrance hall, five reception rooms comprise 24ft living room with feature fireplace, separate dining room, family room, study and snug, there is a large kitchen/breakfast room with oak units, separate utility room with a lobby and ground floor cloakroom. The first floor accommodation has also been extended and now provides five double bedrooms with the principal and guest bedrooms both benefitting from large en-suite bathrooms, the remaining three bedrooms are serviced by the separate family bathroom.

Externally the property enjoys an overall plot approaching one third of an acre with the rear garden backing onto a field and enjoying a southerly aspect. The front of the property is set back from the road with the front garden featuring a central lawn and an in and out driveway which provides access to a double garage and generous parking facilities for numerous cars whilst still having adequate space for a caravan, boat or motorhome if required. The rear garden is a good size and laid to lawn with shrub beds and fenced boundaries with side access to the front garden.

LOCATION

East Hanningfield is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. It is a very desirable village with amenities which include a pub, highly renowned restaurant, local primary school, post office/shop and 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.

AGENTS NOTE

The owners have informed us that a minor hairline crack appeared to the rear wall by the back door in 2018. The cause was identified as the tree in the neighbouring garden removing moisture from the ground. The tree was subsequently removed and the crack repaired.

A Certificate of Structural Adequacy was issued in September 2019.

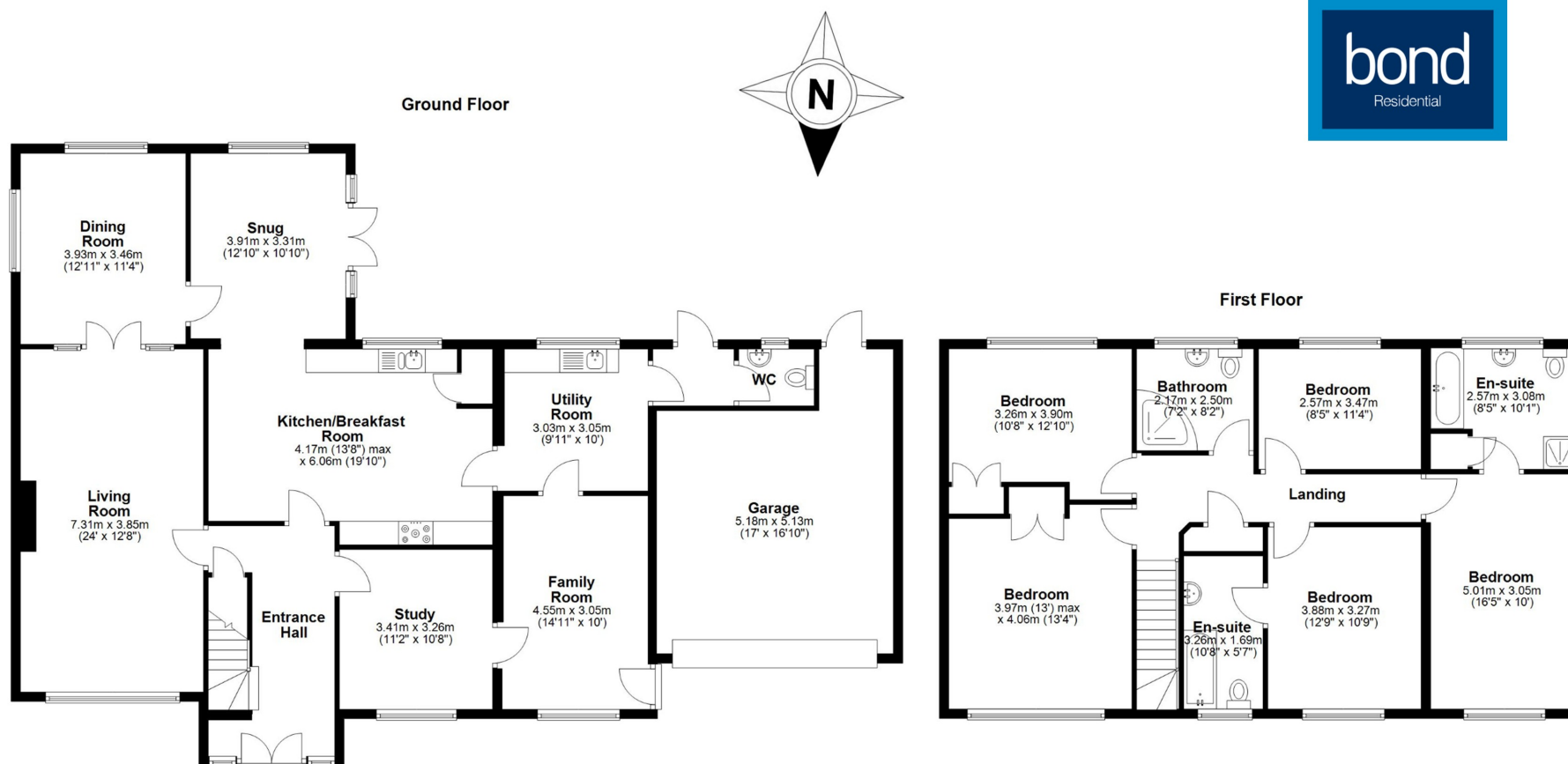
- Substantial detached family home in private road
- Three bathrooms and ground floor cloakroom
- 19ft kitchen/breakfast room with oak units
- 0.30 acre plot backing onto field with southerly rear aspect.
- Double garage and in/out driveway with extensive parking
- Five double bedrooms
- Five well proportioned reception rooms
- Separate utility room
- Gas central heating
- Highly sought after village location











APPROX INTERNAL FLOOR AREA 271 SQ M (2920 SQ FT) (Includes Garage)

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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10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

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