



South Hanningfield Road | Chelmsford | £1,350,000





# South Hanningfield Road

Chelmsford | Essex | CM3 8HL



The Property Specialists are delighted to offer this beautiful home located in an exclusive courtyard of just three individually designed, high specification country homes. Built in Georgian style, this is an exceptional and much improved family home with remarkably large, bright rooms radiating from a fine reception hall. The house has been designed to offer 21st century living, with all the features of the Georgian period such as the high ceilings, large sash windows and the imposing double door entrance. Modern comforts include wiring for audio sound system, electric skylights, alarm system and log burning stove.

The ground floor has four principal reception rooms together with a study, cloakroom, shower room and a particularly spacious kitchen/breakfast room with utility and boot room; offering extensive entertaining space with doors that lead into the dining and sitting rooms, and patio doors leading out to the south facing terrace. To the first and second floor are five bedrooms, two have en-suite facilities, and a family bathroom that has a separate access from bedroom two. Of particular note, the master bedroom has a surprisingly large dressing room that extends over the kitchen/breakfast room.

Much of this superb family home enjoys views over the well-manicured gardens and countryside beyond. The grounds lie to both the side and rear, extending to about 0.56 of an acre and include large expanses of perfectly striped lawns, along with a wide variety of well planted mature shrubs, trees, flower beds and borders. An extensive stone terrace runs the full length of the house, providing an ideal area for outdoor entertaining, whilst to the far end of the garden is another lawned area with an unspoilt countryside backdrop. The double garage and ample driveway parking are located to the front of the property. There is also a secure gated walkway that surrounds the immediate boundary, ideal for keeping dogs.





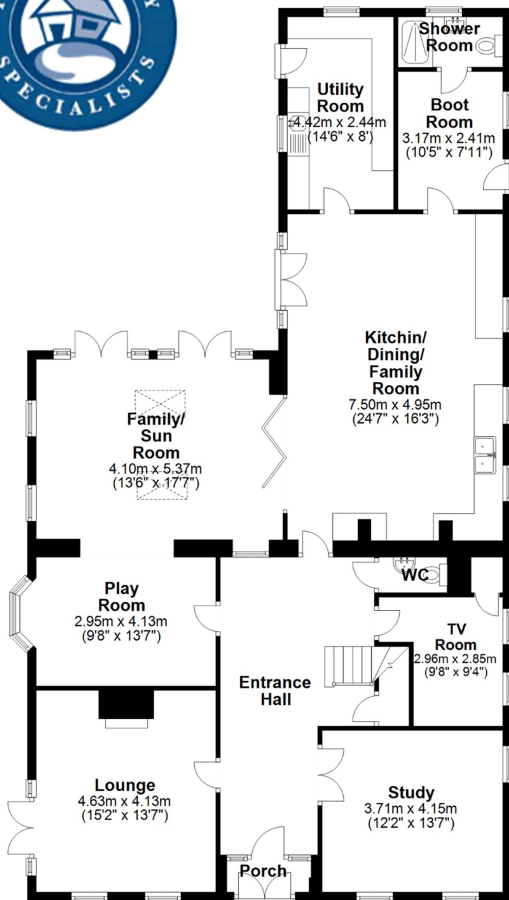


- Detached Georgian Home
- Large Dressing Room
- Ground Floor Cloakroom / WC
- Open Plan Kitchen Living Space
- 0.56 Acres of Land
- Separate Utility Room
- French Doors Opening To Patio Area
- Bright Entrance Hall
- Large Double Garage
- Four Double Bedrooms

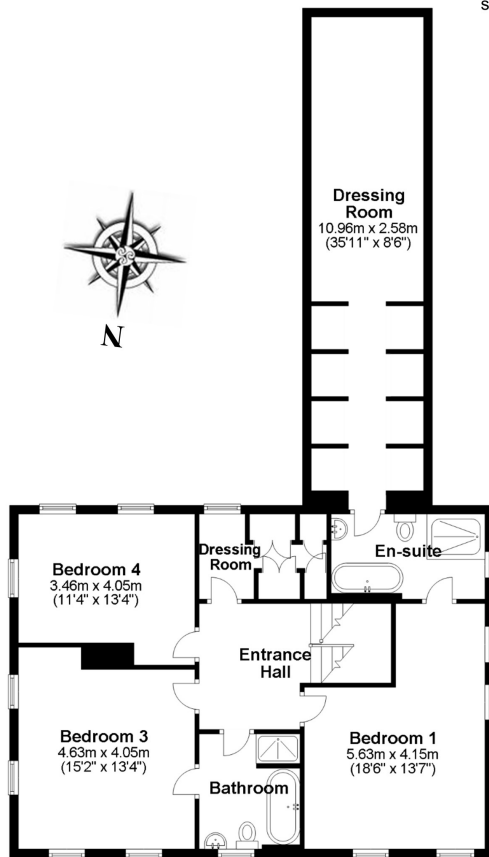




### Ground Floor



### First Floor



**APPROX INTERNAL FLOOR AREA  
322 SQ 3467 SQ FT**

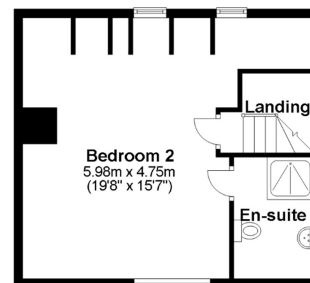
This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### Second Floor



Viewing strictly by appointment with The Property Specialists



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