



Bicknacre Road, East Hanningfield, CM3 8AP

Council Tax Band E (Chelmsford City Council)

 3  4  2

Guide Price £800,000 - £825,000 Freehold

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Step into a world of timeless elegance with this stunning Grade II listed timber-framed and plastered property, dating back to the 16th/17th century. Featuring a double-pitched tiled mansard roof, this beautiful home exudes charm and character with its exposed timber-framing, ceiling beams, and original inglenook fireplaces with log burners. Superbly presented throughout, the property benefits from oil-fired central heating and offers deceptively spacious living accommodation. The ground floor boasts a large reception hall with exposed timbers, perfect for a study area. The generously sized main living room and separate dining room feature dual aspect windows, exposed ceiling beams, and brick inglenook fireplaces with oak beams and log burners. A third reception room, currently used as a breakfast room, leads into a fitted kitchen adorned with granite worktops, traditional farmhouse shaker-style units, and a full range of integrated appliances. A rear lobby adjacent to the kitchen provides additional external access and leads to a ground floor WC.

The first floor continues to impress with exposed timbers, a fireplace, three double bedrooms, one single bedroom, an en-suite shower room, and a family bathroom.

Externally, the property sits on an overall plot approaching one-third of an acre and enjoys a high degree of privacy, sitting around 100ft back from the road and bordered by farmland. The side and rear patio areas offer stunning views over the farmland, perfect for enjoying evening sunsets. A long shingle driveway provides extensive parking, a turning area, and access to a detached garage and workshop. The beautiful lawned grounds enjoy a southerly aspect and feature mature trees, shrubs, and established beds and borders.

Located in the tranquil village of East Hanningfield, southeast of Chelmsford, the property is close to a range of amenities including a primary school, village hall, post office, shop, local pub, and a highly regarded restaurant. The village is known for its beautiful countryside, historic buildings, and outdoor activities such as walking, cycling, and birdwatching. The nearby Hanningfield Reservoir offers fishing and sailing opportunities. With easy access to the A12 and A130 trunk roads and public transport, the city of Chelmsford is just 8 miles away, offering mainline railway to London Liverpool Street, a cosmopolitan centre with a wide range of shopping, dining, and cultural experiences. The nearby towns of Wickford and South Woodham Ferrers also offer rail links to London Liverpool street, providing choice and convenience to those who commute.

This exquisite property offers a peaceful and idyllic setting, perfect for those looking to escape the hustle and bustle of city life while still being within reach of urban amenities.

- Exquisite 16th century Grade II listed period home
- Separate living and dining rooms with inglenook fireplaces
- Reception hall/study
- Ground floor cloakroom
- One third of an acre plot bordered on two sides by farmland
- Four Bedrooms (Three double and one single)
- Fitted kitchen with integrated appliances and separate breakfast room
- Family bathroom and en-suite shower room
- Wealth of exposed timbers, beams and original features
- Garage/Workshop and extensive parking

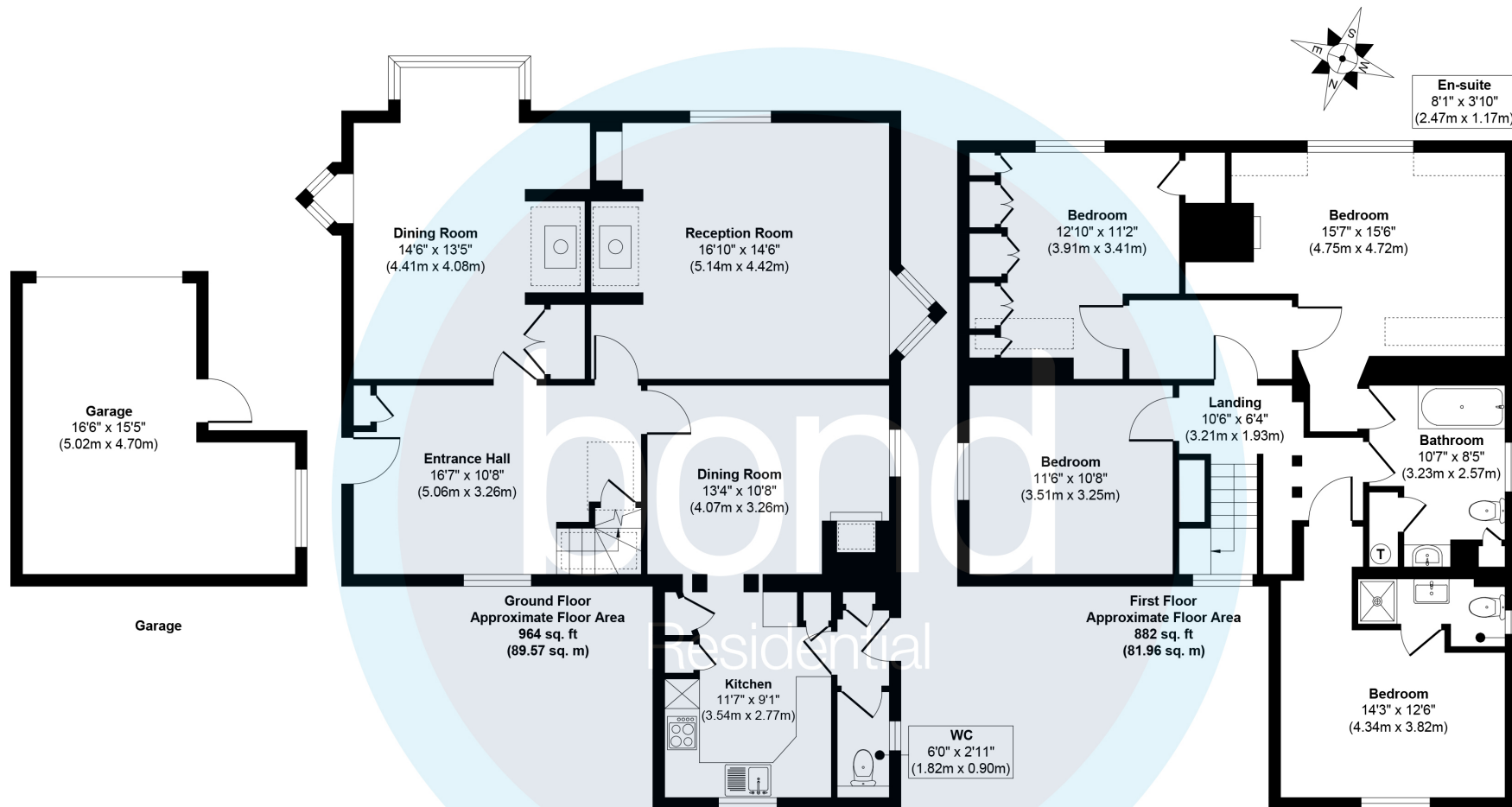








Old Common Farmhouse



Approx. Gross Internal Floor Area 1846 sq. ft / 171.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

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