



The Common, East Hanningfield, CM3 8AQ

Council Tax Band F (Chelmsford City Council)

 4  5  5

£950,000 Freehold

ACCOMMODATION

Offered for sale with no onward chain this five bedroom detached family home has undergone extensive redevelopment and now provides spacious and versatile accommodation set over three floors.

On the ground floor there is an entrance porch with built in cloaks cupboard, central entrance hall, home office, 27' living room which opens into the rear garden via bi-fold doors, adjacent to the living room is a stunning kitchen/dining/family room. The modern kitchen features plenty of storage units complemented by quartz worktops and upstands. Integrated appliances include fridge/freezer, dishwasher, gas hob, electric double oven and microwave. Completing the ground floor accommodation there is a large utility/boot room, shower room and a playroom/sitting room which could even be utilised as a ground floor bedroom.

The first floor features a large and light landing area and four double bedrooms which include a bedroom with en-suite shower, two further bedrooms with jack and jill shower room, and 4th bedroom and large family bathroom.

The principal bedroom occupies the 2nd floor and features a walk in wardrobe, large en-suite bathroom. The main bedroom area features french doors opening onto a balcony area which overlooks the rear garden and farmland beyond.

The property sits in grounds of around one fifth of an acre and there is extensive parking to the front with enough space for a caravan or motorhome. There is also an EV charging point and integral garage which provides access to the rear via double doors into the rear garden area. The rear garden enjoys a south westerly aspect and is mainly lawned and features a large composite decked area to the immediate rear of the house within which there is space and a power supply for hot tub.

LOCATION

East Hanningfield is a village located approximately 8 miles (13 km) southeast of the city of Chelmsford and offers a range of amenities which include a primary school, a village hall, a post office, and a local pub. The village is also home to several historic buildings. St. Mary and All Saints Church, dating back to the 13th century. Nestled in the picturesque countryside, the village is known for its beautiful countryside, which includes farmlands, meadows, and woodlands and is a popular area for outdoor activities such as walking, cycling, and birdwatching. The nearby Hanningfield Reservoir is a designated nature reserve and offers opportunities for fishing and sailing.

The village is well connected by road and public transportation and provides convenient access to Chelmsford, the county town of Essex and offers a wide range of shopping, dining, and cultural experiences, including museums, theatres, and parks. . Overall, East Hanningfield is a tranquil village with a rich history and scenic landscapes. It offers a peaceful and idyllic setting for those looking to escape the hustle and bustle of city life while still being within reach of urban amenities.

- No Onward Chain
- Overall plot of approximately 1/5 of an acre
- Five bathrooms
- Stunning 2nd floor principal bedroom suite with balcony
- Large kitchen/dining/family room
- Extensive parking facilities with ample space for motorhome or caravan
- Gas central heating
- West facing rear garden
- Highly desirable and much requested village location

- Stunning and extensively improved family home
- Five double bedrooms
- 26ft Living room with bi-fold doors
- Sitting room / playroom
- Home office
- Utility/Boot room
- Integral garage
- EV charging point
- Internal viewing is considered essential

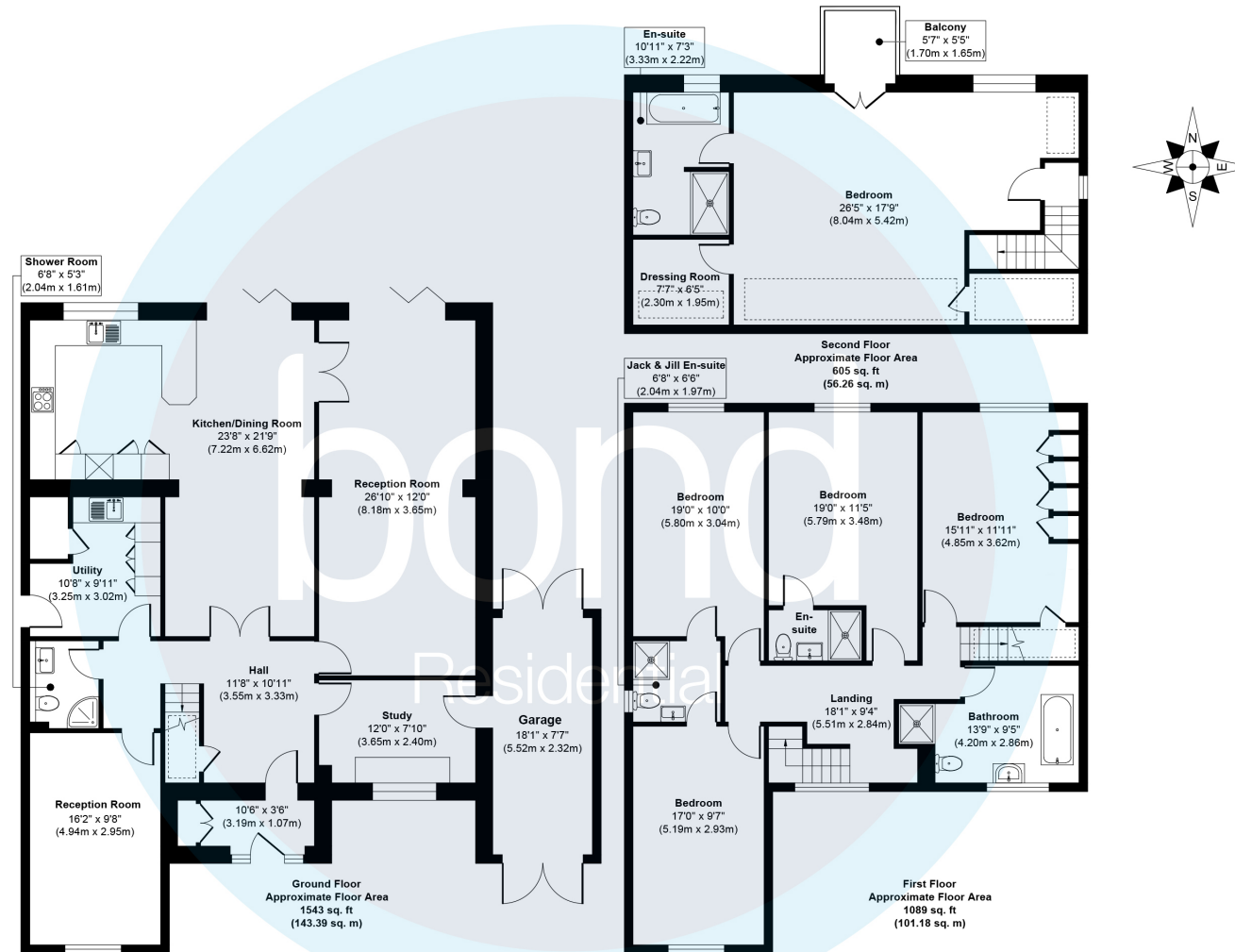








Longreach

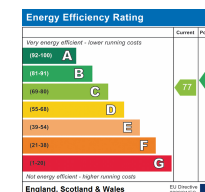


Approx. Gross Internal Floor Area 3237 sq. ft / 300.83 sq. m

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

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