



# Sandon Hall Bridleway, Howe Green, CM2 7RL

Council Tax Band G (Chelmsford City Council)

 4  5  3

£1,500,000 Freehold



We are delighted to offer for sale this stunning detached family home which was renovated and reconfigured in 2022 to create over 4000 sq ft of light and airy living accommodation and provide the perfect space for modern family living and entertaining. The property also enjoys an overall plot of 0.38 acres with a west facing rear aspect.

## ACCOMMODATION

The ground floor accommodation commences with a spacious reception hall, ground floor cloakroom, a study provides the perfect space for home working, the main living room features custom built TV display unit with extensive storage units and illuminated display shelving, the 2nd reception room is located at the opposite end of the ground floor and provides a versatile reception room suitable for a number of uses. At the very heart of the home is a stunning 700 sq ft kitchen/dining/family room with roof lantern, integrated appliances and a large central island unit. All rear facing rooms feature bi-fold doors and open onto the rear garden. Ground floor accommodation is completed with a boot room, utility room and separate boiler room.

On the first floor there are four generous double bedrooms which all feature fitted or built in storage solutions and a well appointed en-suite shower is located off the 2nd bedroom in addition to the well appointed family bathroom.

The 2nd floor provides a stunning master suite with a separate dressing room and luxury en-suite bathroom.

## OUTSIDE

Externally the home is approached through remotely controlled and electrically operated gates which open into the front garden area which provides extensive parking facilities.

The detached double garage features external stairs which lead to a generous home office/studio/gym space above. Access is granted via either side of the property to the rear garden which is predominantly lawned with an extensive terrace extending across the whole rear of the property and providing the perfect space for outside entertaining.

## AGENTS NOTE

We understand that planning consent was also granted to extend the first floor accommodation above the existing sitting room and utility room area.

## SERVICES

All mains services are available

## LOCATION

Howe Green is a popular small village on the south side of Chelmsford and is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station. Chelmsford City Centre is located within 4 miles of the village and offers a comprehensive range of shopping, educational and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes. The nearby village of East Hanningfield has a pub, a highly regarded restaurant, village hall and a shop together with an infant and junior school.

There is a selection of both state and private schools within easy reach and Chelmsford County High School for Girls and the Grammar school are within 6 miles.

- Over 4000 sq ft of stunning accommodation
- 28ft Living Room, Separate Sitting Room and Study
- Five double bedrooms
- Utility room, Boot room and boiler room
- Overall plot extending to over one third of an acre with west facing rear aspect
- Spacious reception hall and cloakroom
- Stunning 700 sq ft Kitchen/Dining/Family Room
- Three bathrooms
- Detached double garage with office//studio space above
- Internal viewing essential

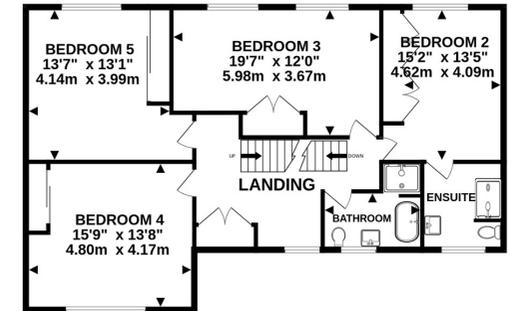
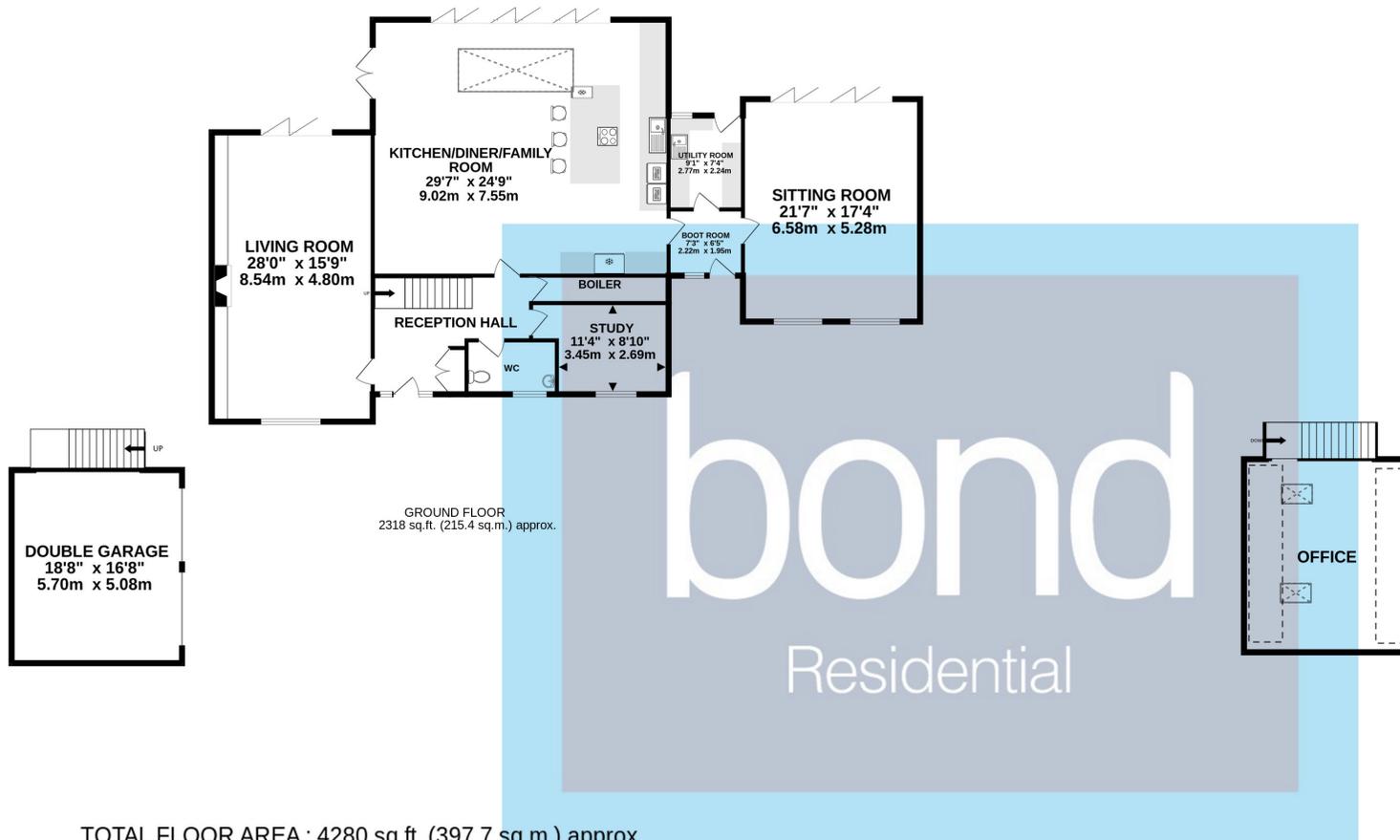












1ST FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.

2ND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 4280 sq.ft. (397.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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