



# East Hanningfield Road, Sandon, CM2 7TF

Council Tax Band F (Chelmsford City Council)

 4  3  1

£1,100,000 Freehold

## ACCOMMODATION

Nestled in a truly picturesque semi rural setting, this stunning 19th-century detached cottage was originally two workers cottages which were acquired by the present owner in the mid 1970's. Since then it has been meticulously renovated, improved and extended with a two storey side extension, single storey rear extension and the addition of an entrance porch and cloakroom to the left hand side. It now offers the perfect blend of period charm and modern convenience and must be viewed internally to be fully appreciated.

As you step into the entrance porch, you are greeted by a sense of warmth and character that flows throughout the entire property. The ground floor boasts four inviting reception rooms providing ample space for entertaining or relaxation. The heart of the home is the impressive 18ft L-shaped kitchen/breakfast room, beautifully fitted and offering wonderful views of the garden, paddock and countryside beyond. A utility room adds practicality to the layout.

On the first floor the original landing area has been opened up into a former fourth bedroom area to create a large area which is now used for home office space but could easily be reverted back to create an additional bedroom. In addition there are three generous double bedrooms which offer peaceful retreats with the main bedroom featuring a Juliet balcony and offering views across the garden, paddock and countryside. The family bathroom is again generously proportioned and features a five piece heritage suite with a freestanding double end bath and a separate shower cubicle, perfect for unwinding after a long day.

Externally the property enjoys a road frontage in excess of 300ft. To the immediate front of the house there is a hedged boundary and a driveway provides off road parking for up to three cars and access to a large detached double garage with a generous workshop area to the rear, ideal for storage or hobbies.

The overall plot extends to almost 1.8 acres with the right hand side of the property being formal gardens which extend to around 0.32 acres and are predominantly lawned with mature trees, shrubs and an abundance of flower beds and borders all of which serve to provide a tranquil outdoor space. Adjoining the property to the rear there is a separate 1.45-acre paddock which is predominantly left as meadow land with mature trees and at the top end features two natural wildlife ponds, creating a haven for nature lovers.

Additional features to note are gas fired central heating, double-glazed timber-framed windows and private drainage.

This unique property offers the opportunity to own a character-filled home with extensive grounds, providing a peaceful and private lifestyle in a semi rural location within easy access of local villages and transport links.

## LOCATION

The property is located on the edge of Sandon and the village of East Hanningfield which is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is a popular village and offers a local primary school, post office/shop, pub and highly regarded restaurant and offers 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.

- **Stunning renovated and extended 19th century detached cottage**
- **Four reception rooms**
- **Utility room**
- **Large landing formerly 4th bedroom**
- **Detached double garage and workshop**
- **Gas fired central heating**
- **0.32 acre of formal gardens to side of property**
- **Entrance porch and cloakroom**
- **18ft L-shaped and well fitted kitchen/breakfast room**
- **Three double bedrooms**
- **Large bathroom with bath and separate shower**
- **Spacious family bathroom with freestanding bath and separate shower cubicle**
- **Double glazed timber framed windows**
- **1.45 acre paddock to rear with two natural wildlife ponds**

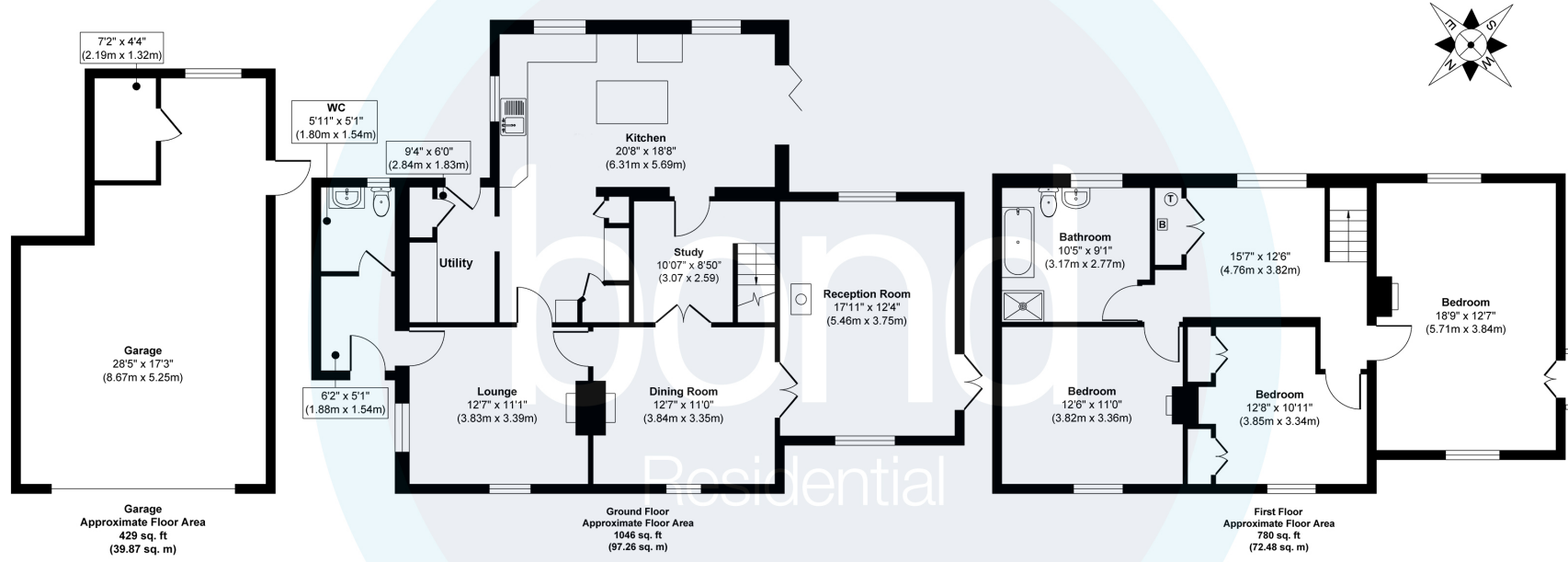












**Approx. Gross Internal Floor Area**  
**Main House = 1826 sq. ft / 169.74 sq. m**  
**Garage = 429 sq. ft / 39.87 sq. m**  
**Total = 2255 sq. ft / 209.61 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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