



The Common, East Hanningfield, CM3 8AL

Council Tax Band F (Chelmsford City Council)



Offers in region of £975,000 Freehold

This established detached chalet has undergone an extensive programme of special adaptation works to provide a fully inclusive wheelchair accessible home. The work included the conversion of an outbuilding to create a self contained annexe and the construction of another outbuilding with level access which was used as a hydrotherapy treatment facility and includes a changing room, and adjacent room which houses a 4ft deep 30' x 14' hydrotherapy pool and sensory lighting and ceiling hoists.

ACCOMMODATION

The accommodation on the ground floor comprises a main entrance hall which has sufficient space for wheelchair turning and easy access to all other ground floor rooms. The principal adapted bedroom is located on the ground floor and features a large en-suite wet room with ceiling hoists available in both rooms if required. A second ground floor bedroom also offers an en-suite shower room and was intended for use by family members or a live in carer. In addition there are three reception rooms and a conservatory with a large kitchen/diner and a further ground floor shower room.

On the first floor there are two bedrooms with the larger bedroom having a dressing area and en-suite shower room.

ANNEXE BUILDING

To the rear of the property there is a covered walkway suitable for wheelchair access which leads to the annexe accommodation. This building comprises a generous living/bedroom area with fitted units and pull down double bed, a fitted kitchen and separate shower room.

TREATMENT & THERAPY BUILDING

Beyond the annexe building is the wheelchair accessible and purpose built therapy building. This building features a wheelchair accessible wetroom and changing area with ceiling mounted hoist, large sliding doors open into the treatment room which also features ceiling mounted hoists, sensory lighting and a hydrotherapy pool which is approximately 4ft in depth and is around 17ft x 7ft.

OUTSIDE

The road frontage of the property extends to around 75ft and the property sits back from the road by approximately 130ft. There is an extensive in and out driveway with a gravelled area at its centre which would accommodate parking for a significant number of vehicles, motorhome, caravan or boat. The driveway continues down the left hand side of the property and there is a lawned garden in front of the property.

The front and right hand boundary adjoins East Hanningfield and Great Burstead cricket club and is planted with tall conifer trees which provide significant privacy. The rear garden extends to approximately 150ft in depth and is predominantly lawned with a large timber shed. To the immediate rear of the property there is a large paved patio which extends into a paved pathway with a pergola extending along part of the path and which ultimately leads to the far end of the garden where there is a timber summer house with power.

SERVICES

Mains water, oil fired central heating, electricity and private drainage via septic tank.

- Four bedroom detached chalet with self contained annexe
- Three reception rooms and conservatory
- Ground floor bedroom with adapted en-suite wet room
- Ground floor shower room
- Overall plot of approximately 0.59 acre
- Specially adapted to be suitable for persons with physical disabilities
- 18ft kitchen/diner
- Ground and first floor bedrooms with en-suite shower
- Detached treatment and changing room with hydrotherapy pool
- in and out driveway with extensive parking facilities

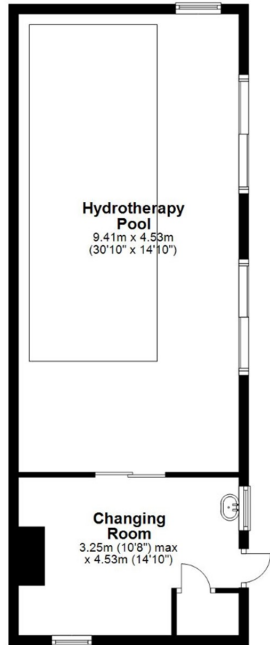




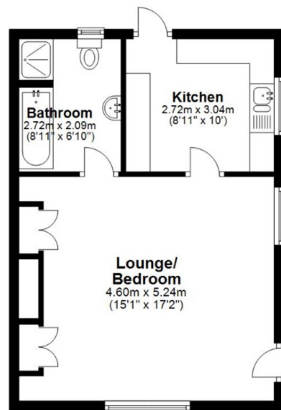




Outbuilding



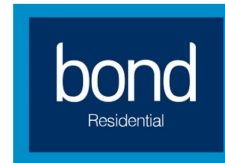
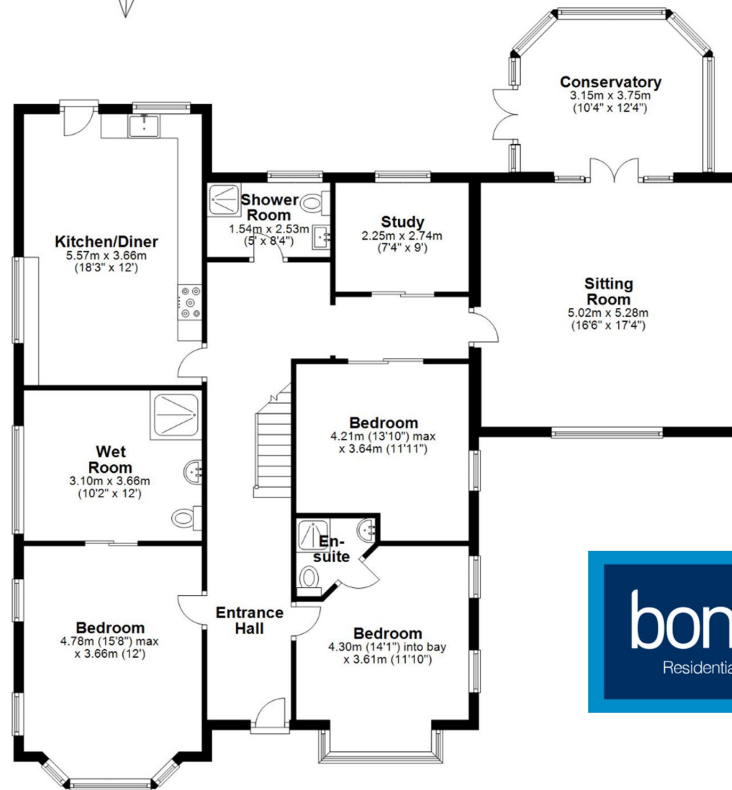
Annexe



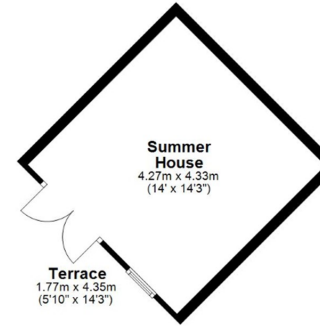
APPROX INTERNAL FLOOR AREA
205 SQ M (2210 SQ FT)
ANNEXE/OUTBUILDINGS 142 SQ M (1520 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes.
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Ground Floor



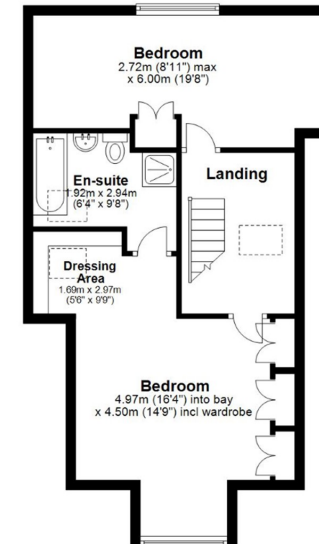
Outbuilding



Outbuilding



First Floor



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------|-----------|
| Very energy efficient - lower running costs | A | | 87 |
| (85-91) | B | | |
| (79-84) | C | | |
| (73-78) | D | | 61 |
| (69-72) | E | | |
| (65-68) | F | | |
| (61-64) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Standard | |

