Church Road, West Hanningfield, CM2 8UJ
£1,200,000

EPC
D

Council Tax Band **G**
£3,258.75 PA

Bedrooms
5

Bathrooms
3

Oil fired
central
heating

Double garage
with room
above

Approx. 0.5 acre
plot

Tenure
Freehold

It's all in the detail

This country home occupies a delightful plot and is situated in the sought-after village of West Hanningfield. The home commences with an impressive reception hall with staircase leading to first floor. The dual aspect lounge has a bay window and feature brick fireplace plus multi fuel burning stove and patio doors. The separate dining room is accessed via double doors which also has a brick fireplace and multi fuel burning stove. In addition, there is a study and a ground floor shower room/WC. The dual aspect kitchen/diner has been refitted by the current owners with a door which leads to a useful utility/boot room.

Upstairs, the master bedroom overlooks the rear aspect also with an en-suite shower room and walk-in shower with a door leading to the dressing room. There are three further good sized bedrooms, as well as a family bathroom/shower room.

The property offers ample parking for numerous cars and gives access to a detached double garage. There is an internal staircase to the rear of the garage, which gives access to a studio room. The remainder of the front garden is laid principally to lawn with hedging to the front boundary. The rear garden commences with a paved patio area and is then laid to lawn. Within the garden there is a feature garden room which has a separate water heater, space for fridge and Wi-Fi and a shower room/WC this can be used for multiple purposes.

Bits & pieces:

— Impressive country home
— Spacious dual aspect lounge
— Two further reception rooms
— Ground floor shower room/WC
— Master bedroom with dressing room
— Double garage with room above
— Garden room with shower/WC
— Stones throw from Reservoir
— Approx. 0.5 acre plot

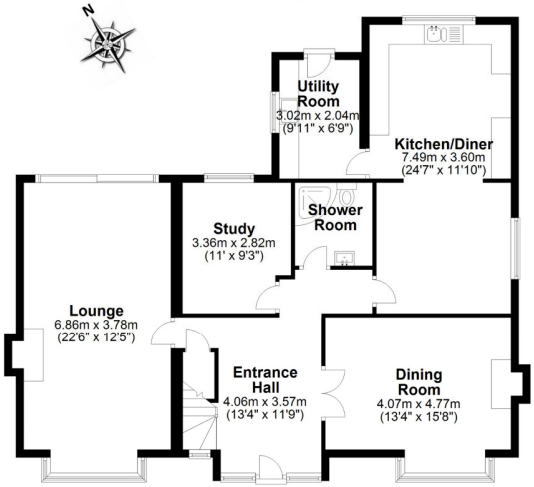
Location
West Hanningfield as previously mentioned is located approximately 6 miles south of the City of Chelmsford.

Niceties
The village itself has its own primary school, public house, village hall and walks across open countryside ideal for dog walkers.

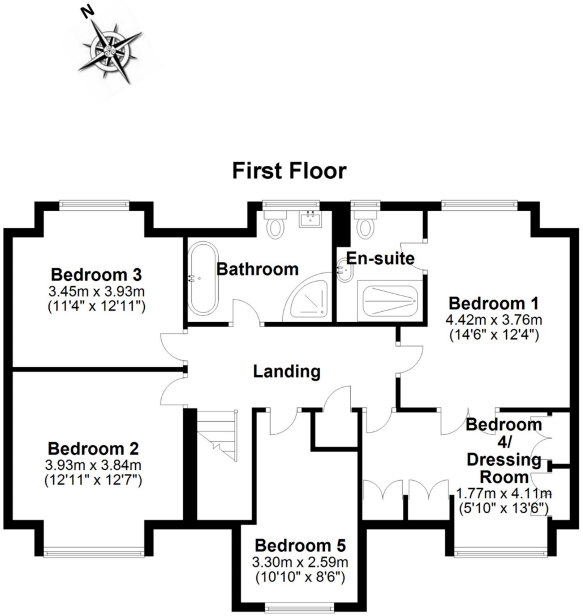
Travel
Junction 17 of the A12 is located approximately 2 miles away with connections to London and the M25 to the north for Colchester and the coast.

Schools
St Peters Church of England Voluntary Aided Primary School for ages 5-11 years is just 0.1 miles away.

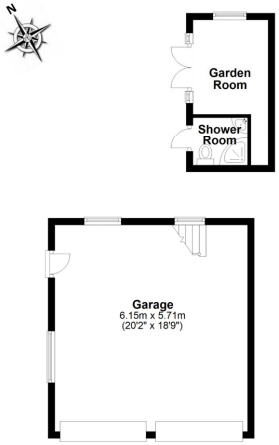
Ground Floor



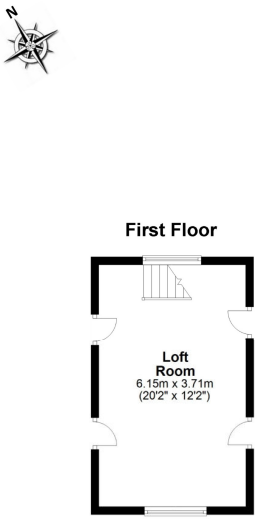
First Floor



Ground Floor



First Floor



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