



bond
Residential

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Butts Green Road, Sandon, CM2 7RN

Council Tax Band E (Chelmsford City Council)



Offers in excess of £1,250,000 Freehold

Set in a mature plot of 2.95 acres and enjoying a semi rural location on the outskirts of the highly desirable villages of East Hanningfield and Sandon. This is a rare opportunity to acquire a substantial and versatile property offering extensive indoor and outdoor space in a highly sought-after location. Whether you're seeking a family home with room to grow, space for animals or equestrian interests, or simply the charm of country living this unique home is not to be missed.

ACCOMMODATION

The ground floor opens with an entrance porch leading into a remarkably spacious open-plan reception room, offering access to both a conservatory and study—ideal for home working or additional living space. A ground floor shower room adds convenience, while the fitted kitchen connects seamlessly to a breakfast room and separate utility room. To the rear, a generous sitting room with brick fireplace and woodburner overlooks the garden, creating a warm and welcoming space for family living.

On the first floor, there are three large double bedrooms. The principal suite features a private balcony, dressing area, en-suite shower room, and a recessed space with extensive fitted wardrobes. The second bedroom, measuring an impressive 27 ft, could easily be reconfigured into two separate bedrooms if required. The third bedroom is also a well-proportioned double, with both rooms serviced by a modern family bathroom.

The property also benefits from oil fired central heating and double glazing. Services include mains electricity, mains water and private sewage.

OUTSIDE

The overall plot extends to 2.95 acres and is approached via a generous shingle driveway with turning area, the property provides ample off-road parking for multiple vehicles. The formal gardens surrounding the property are predominantly laid to lawn, interspersed with mature trees, shrubs, and well-maintained planting beds framed by sleepers. Walkways extend throughout the grounds, leading to the rear boundary and looping back to the house around an area which is planted with a wide variety of trees which all help to create a tranquil and private outdoor retreat. In total the outbuildings provide over 2200 sq foot of additional space and comprise large garage and workshop, 3 stables and tack room, large games room with an adjacent machinery barn with wc. In addition there is also a large greenhouse, potting shed and covered log store and pole barn.

LOCATION

Sandon is a sought after village located on the South Eastern side of Chelmsford between Great Baddow and Danbury. It features a popular local pub at its centre and is within easy reach of the nearby village of Danbury. Schooling is within easy reach and includes Baddow Hall Infant and Junior School, as well as the Sandon Secondary School. Danbury offers a range of local amenities including a Co-op supermarket, Tesco Express, several pubs, and a parish church. Education is well-catered for with Elm Green, Heathcote, Danbury Park, and St John's Primary Schools. For commuters the A12 trunk road and Sandon Park & Ride station are less than 2.5 miles away and rail commuting options are covered by mainline stations located at Hatfield Peverel, Chelmsford and the soon to open Beaulieu Park station.

- Substantial and versatile detached family home
- 2200 sq ft of external space including stables, games room and machinery barn
- Large sitting room with feature fireplace and wood burner
- Principal bedroom with private balcony, dressing area, shower room and recessed wardrobe area
- Extensive driveway parking
- 2.95 acres of mature and established grounds
- Over 2800 sq ft (264 sq m) of internal accommodation
- Remarkably spacious open plan reception room
- Kitchen & breakfast areas with separate utility room
- Two further double bedrooms and family bathroom
- Double garage and workshop
- Oil central heating and double glazing

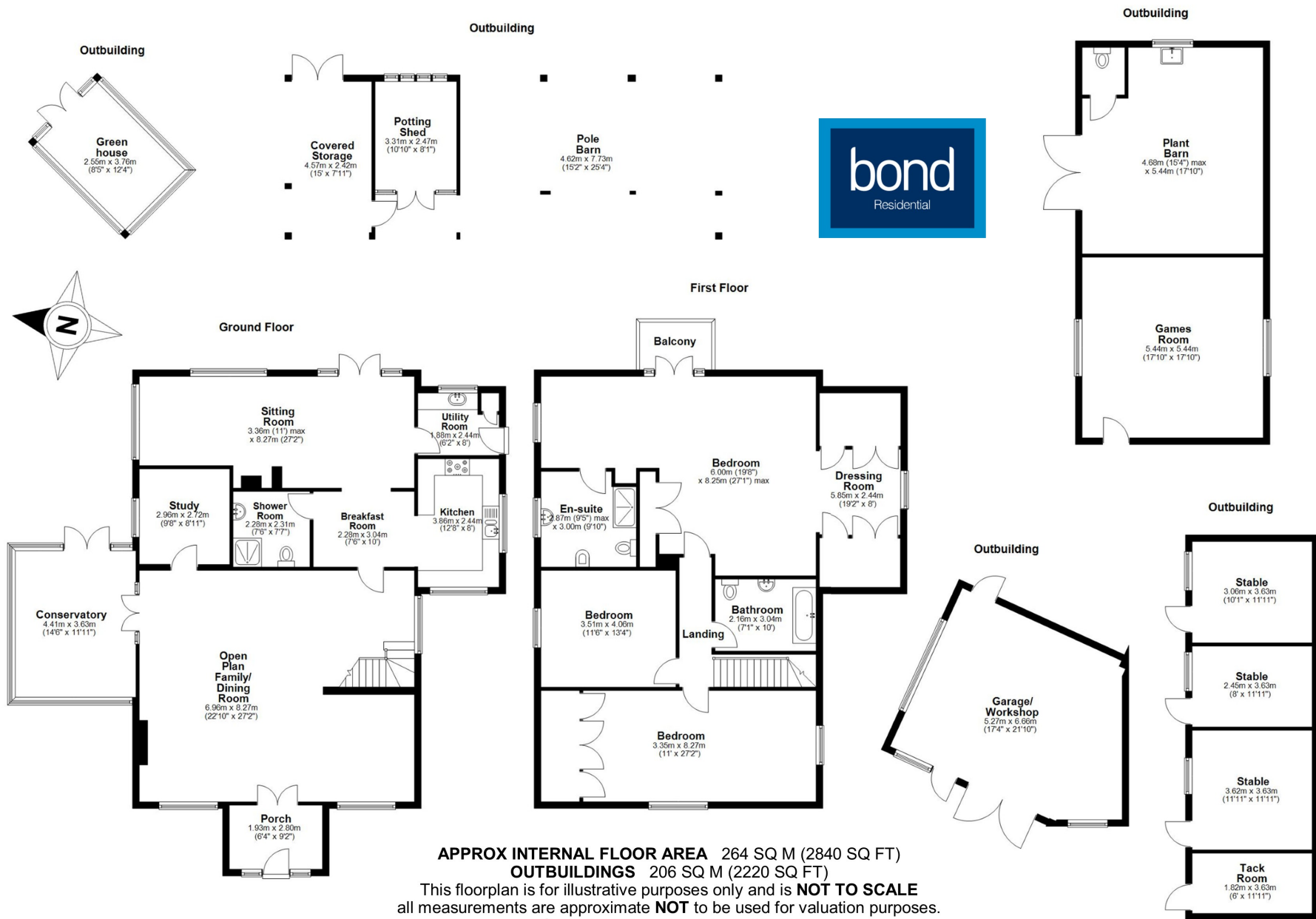












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