



Bicknacre Road, East Hanningfield, Essex, CM3 8AP

Council Tax Band E (Chelmsford City Council)

 3  4  2

Guide Price £800,000 Freehold

GUIDE PRICE £800,000 - £825,000

ACCOMMODATION

A stunning Grade II listed timber framed and plastered property dating back to 16th/17th century period and which features a double-pitched tiled mansard roof. This beautiful home provides a wealth of charm and character with internal features which include exposed timber-framing, ceiling beams and joists and two original inglenook fireplaces with log burners.

The property features oil fired central heating and is superbly presented throughout and provides deceptively spacious living accommodation which on the ground floor comprises a large reception hall with exposed timbers and ample space for a study area. The main living room and separate dining room are both generously sized and feature dual aspect windows with exposed ceiling beams, brick inglenook fireplaces with oak beams and log burners, a 3rd reception room is currently used as a breakfast room by the current sellers and leads through into the fitted kitchen which features granite worktops and upstands with traditional farmhouse shaker style units and a full range of integrated appliances. A rear lobby adjacent to the kitchen provides additional external access and leads into a ground floor wc.

First floor accommodation features exposed timbers and a fireplace and there are three double bedrooms and one single bedroom, an en-suite shower room and a family bathroom.

Externally the property sits in an overall plot approaching one third of an acre. There is a high degree of privacy afforded to the owners as the cottage sits to the rear of the plot around 100ft back from the road. It is bordered by farmland and there are patio area to the side and rear which afford views over the farmland and take full advantage of the evening sunsets. There is a long shingle driveway providing extensive parking for numerous vehicles and a turning area as well as access to the detached garage and workshop. The beautiful lawned grounds enjoy a southerly aspect and feature an abundance of mature trees and shrubs as well as established beds and borders.

LOCATION

East Hanningfield is a village located southeast of the city of Chelmsford and offers a range of amenities which include a primary school, a village hall, a post office and shop, a local pub and highly regarded and popular restaurant. East Hanningfield is also home to several historic buildings. St. Mary and All Saints Church, dating back to the 13th century. Nestled in the picturesque countryside, the village is known for its beautiful countryside, which includes farmlands, meadows, and woodlands and is a popular area for outdoor activities such as walking, cycling, and birdwatching. The nearby Hanningfield Reservoir is a designated nature reserve and offers opportunities for fishing and sailing. The village is well connected by road being only 3 miles from the A12 and A130 trunk roads. There is also easy access to public transport and within 8 miles is the city of Chelmsford with its cosmopolitan centre and wide range of shopping, dining, and cultural experiences, including museums, theatres, and parks.

Overall, East Hanningfield is a tranquil village with a rich history and scenic landscapes. It offers a peaceful and idyllic setting for those looking to escape the hustle and bustle of city life while still being within reach of urban amenities.

- Grade II listed 16th/17th century period home
- Reception hall/study
- Fitted kitchen with integrated appliances and separate breakfast room
- Family bathroom and en-suite shower room
- One third of an acre plot bordered on two sides by farmland
- Wealth of exposed timbers, beams and original features
- Separate living and dining rooms with inglenook fireplaces
- Four Bedrooms (Three double and one single)
- Ground floor cloakroom
- Garage/Workshop and extensive parking

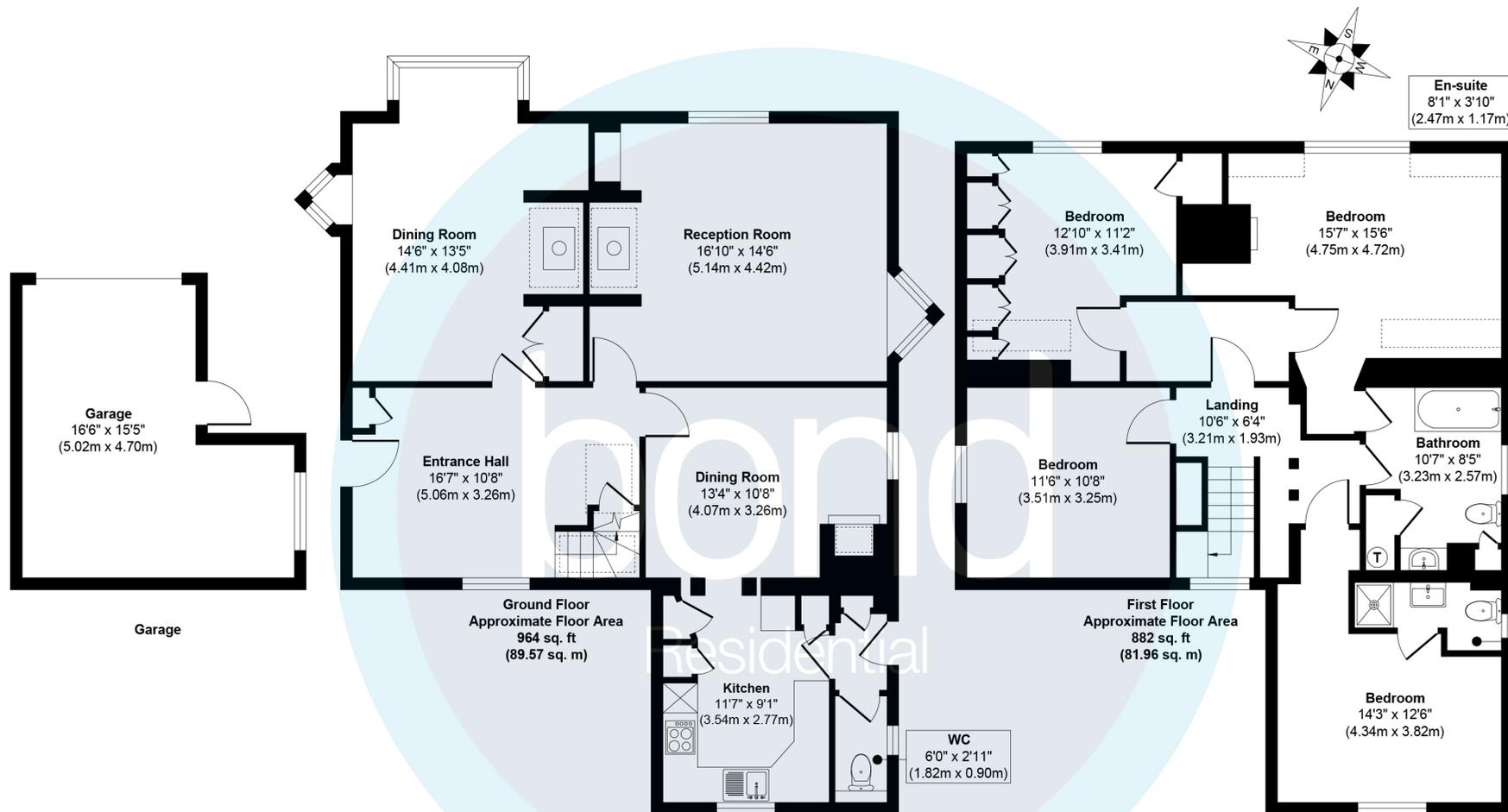








Old Common Farmhouse



Approx. Gross Internal Floor Area 1846 sq. ft / 171.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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