



The Old Rectory, East Hanningfield, CM3 8XD

Council Tax Band D (Chelmsford City Council)



£450,000 Leasehold

ACCOMMODATION

Located in the highly desirable Old Rectory development in East Hanningfield this first floor apartment has been completely modernised and redecorated throughout by the current owner to include a new boiler and radiators, new kitchen with integrated appliances and new en-suite shower and bathroom suites and more recently in 2025 new upvc double glazed tilt and turn windows with an FD30 fire door.

The apartment comprises an entrance hall with ample built in storage and tiled flooring, a spacious lounge/diner with retained balcony overlooking the grounds and laminate flooring, kitchen has been re-fitted and features shaker style units with quartz worktops and upstands, integrated bosch appliances include electric double oven, induction hob and slimline dishwasher with Bloomberg integrated washing machine. There are two double bedrooms both with fitted wardrobes and the principal bedroom offers an en-suite shower, a separate bathroom completes the accommodation.

Residents have the enjoyment of the mature landscaped grounds to the rear and at the front there is residents parking area with an allocated parking space and garage.

We understand from the owner that there is no ground rent payable and Service/Maintenance Charge in 2026 is payable in two instalments in January and July (Total Service Charge for 2026 is £3080 per annum)

LOCATION

East Hanningfield is a village located approximately 8 miles (13 km) southeast of the city of Chelmsford and offers a range of amenities which include a primary school, a village hall, a post office, and a local pub. The village is also home to several historic buildings which include 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 and public transportation and provides convenient access to Chelmsford, the county town of Essex and offers a 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.

We understand from the owner that there is no ground rent payable.

Service/Maintenance Charge in 2026 is payable in two instalments in January and July (Total Service Charge for 2026 has been set at £3080 per annum)

- First floor apartment refurbished by current owner
- Principal bedroom with en-suite shower
- Re-fitted kitchen with integrated appliances
- Gas central heating with new boiler and radiators installed in 2022
- Garage and allocated parking space
- Two double bedrooms with fitted wardrobes
- Generous lounge/diner with balcony overlooking grounds
- Separate bathroom/wc
- Double glazed tilt and turn windows installed in August 2025
- Beautiful and mature landscaped grounds







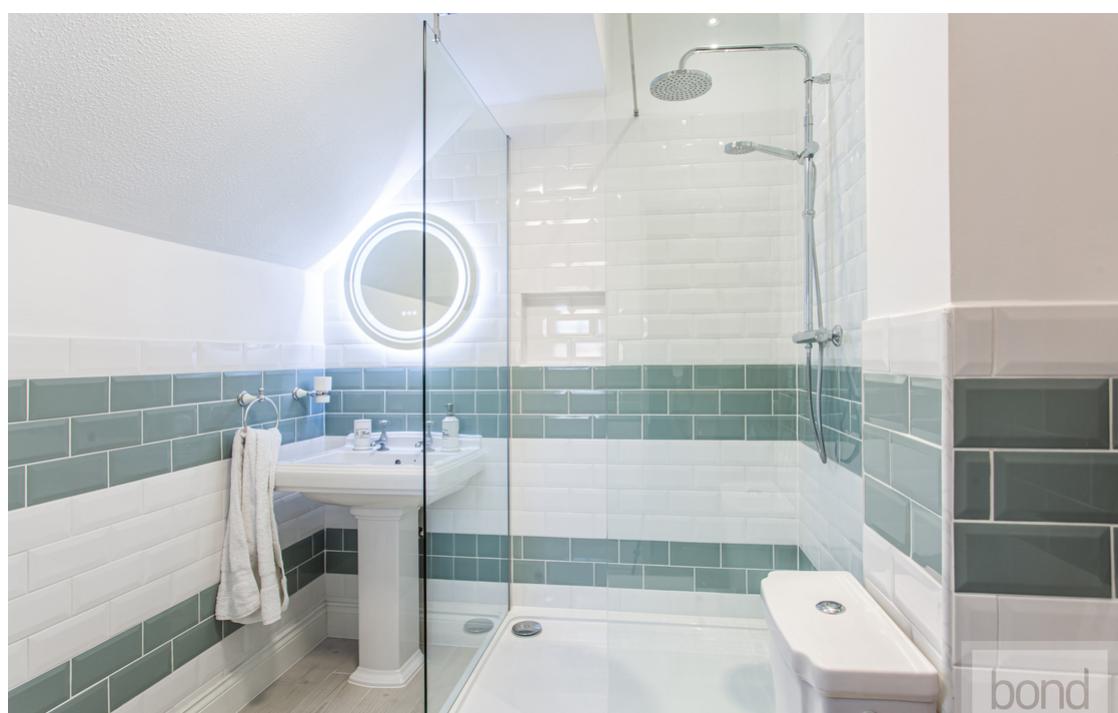
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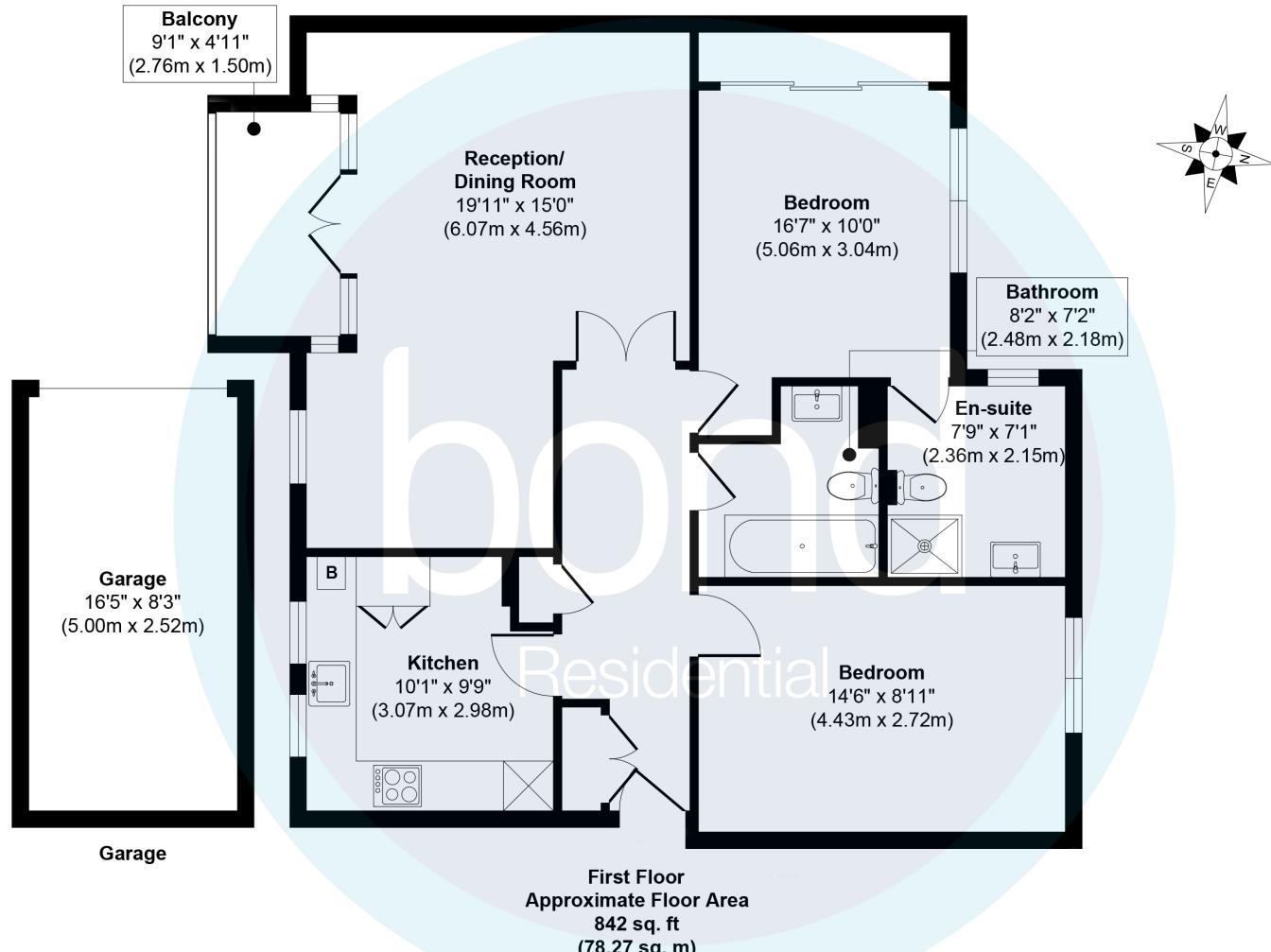
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The Old Rectory



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