



PERIOD  
HOMES

The Old Rectory, Abbey Fields, East Hanningfield. CM3 8XD  
£595,000

## Flat 2

The Old Rectory, Abbey Fields, East Hanningfield

This exceptional two-bedroom ground floor apartment is set within a beautifully converted Victorian rectory, offering a unique blend of historic elegance.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SOUTH FACING PATIO FROM THE DRAWING ROOM
- OVER 1500 SQ.FT. OF ACCOMMODATION
- EXCEPTIONAL GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- TWO LARGE DOUBLE BEDROOMS, TWO BATHROOMS





## Flat 2

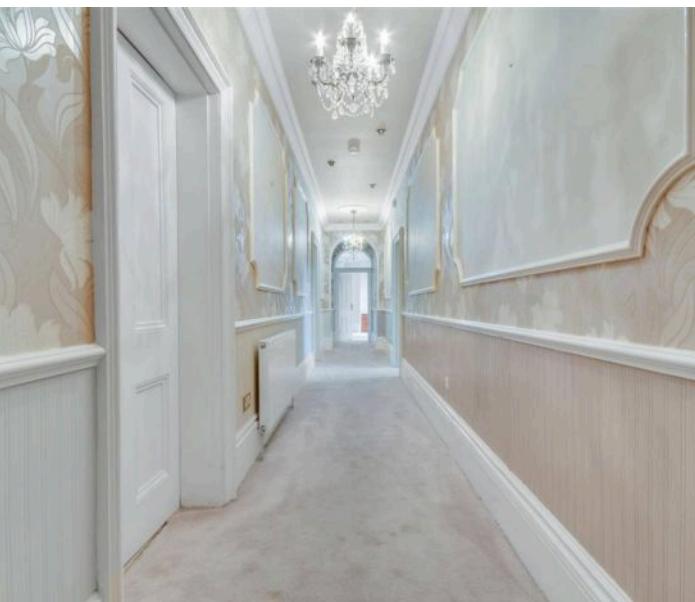
The Old Rectory Abbey Fields, East Hanningfield

This exceptional two-bedroom ground floor apartment is set within a beautifully converted Victorian rectory, offering a unique blend of historic elegance.

With its grand private entrance, soaring ceilings, and exquisite period features throughout, including wooden panelling, arched walkways, ceiling roses, and expansive original windows, this home is full of character and flooded with natural light. The vast drawing room with a period-style fireplace opens out onto a sun-soaked south-facing patio, while the stylish country-style kitchen also benefits from garden views and outdoor access.

Upon entering the property through its private entrance, you are welcomed into a vast central hallway which beautifully links all areas of the home. The kitchen is full of charm and function, opening directly to a sunny patio with views over the landscaped communal gardens. The elegant drawing room, complete with feature fireplace, offers a perfect entertaining space with direct garden access. The principal bedroom is generously proportioned with ample fitted storage and a recently renovated en-suite. A second spacious double bedroom also opens to the outside and features fitted wardrobes. A large period-style family bathroom completes the interior, offering a timeless finish, with grand ceiling and original period tiles.

Externally, the apartment is surrounded by well-maintained communal gardens and enjoys its









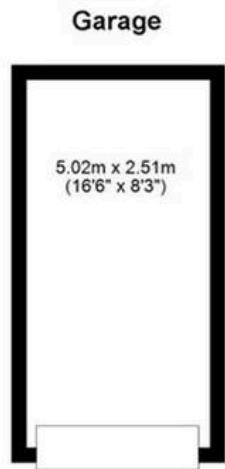
APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARAGE)  
142 SQ M 1532 SQ FT



This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of  
this plan, please check all dimensions, shapes &  
compass bearings before making any decisions  
reliant upon them.

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### Ground Floor



# PERIOD HOMES



Pssst... Have you heard of  
discreet marketing?

Many people lose out on their dream home to someone in a better position.  
Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell.  
That is why we have innovated a totally unique and high competitive position.  
Let us find you a buyer without any advertising or pressure and without the neighbours knowing.  
Your secret is safe with us...

Get in touch for a  
complimentary valuation.  
Looking To Sell Or Let Your Home?

Book your free valuation to see how much your home is worth.



**Browse Properties**



**Get In Touch**

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

From charming cottages to country estates, all our homes have a story to tell. Period Homes is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

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