



Church Road
West Hanningfield Essex CM2 8UQ
Guide Price £900,000- £950,000

Church Road, West Hanningfield, Essex CM2 8UQ

GUIDE PRICE £900,000 to £950,000

An imposing, five bedroom detached house in a Georgian style, constructed around twelve years ago and standing on a 0.45 acre plot. The property is located in the heart of West Hanningfield village, enjoying some of the finest country views to the rear, across gently undulating farmland. In recent years, the owners have added a stunning, full-width rear extension to provide a fabulous kitchen/family room with bi-folding doors opening onto the garden deck.

The ground floor, with underfloor heating, offers versatile accommodation including a welcoming hall, with a ground floor cloakroom, snug and a study to the front. To the rear is the outstanding open-plan kitchen/family room featuring a full range of integrated appliances, Corian worktops, including a large island/breakfast bar. The room is well-lit from the four large roof lights and bi-folding doors; the dining room runs off this area and is large enough to accommodate family gatherings. A separate utility room completes the ground floor.

To the first floor is the lovely master bedroom with a separate dressing room and en-suite shower room. There are a further two double bedrooms and a family bathroom with a separate shower cubicle on this floor. On the second floor are a further two double bedrooms and a shower room.

Externally, there is ample parking with a double garage and parking for two cars in front, plus a gravelled side drive leading to additional parking or storage for a boat, etc, if needed. The extensive rear gardens have a large timber deck and lawns extending down to the farmland with beautiful country views.





ENTRANCE HALL

CLOAKROOM/WC

STUDY

11'0 x 8'2 (3.35m x 2.49m)

SNUG

13'0 x 10'8 (3.96m x 3.25m)

DINING ROOM

14'8 x 12'11 (4.47m x 3.94m)

KITCHEN

21'8 x 19'7 (6.60m x 5.97m)

RECEPTION/FAMILY ROOM

26'3 x 19'8 (8.00m x 5.99m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'8 x 13'1 (4.47m x 3.99m)

EN-SUITE SHOWER ROOM

DRESSING ROOM

10'8 x 8'0 (3.25m x 2.44m)

BEDROOM TWO

11'9 x 11'9 (3.58m x 3.58m)

BEDROOM THREE

11'9 x 11'0 (3.58m x 3.35m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM FOUR

18'9 x 13'1 (5.72m x 3.99m)

BEDROOM FIVE

18'9 x 11'9 (5.72m x 3.58m)

SHOWER ROOM

DOUBLE GARAGE

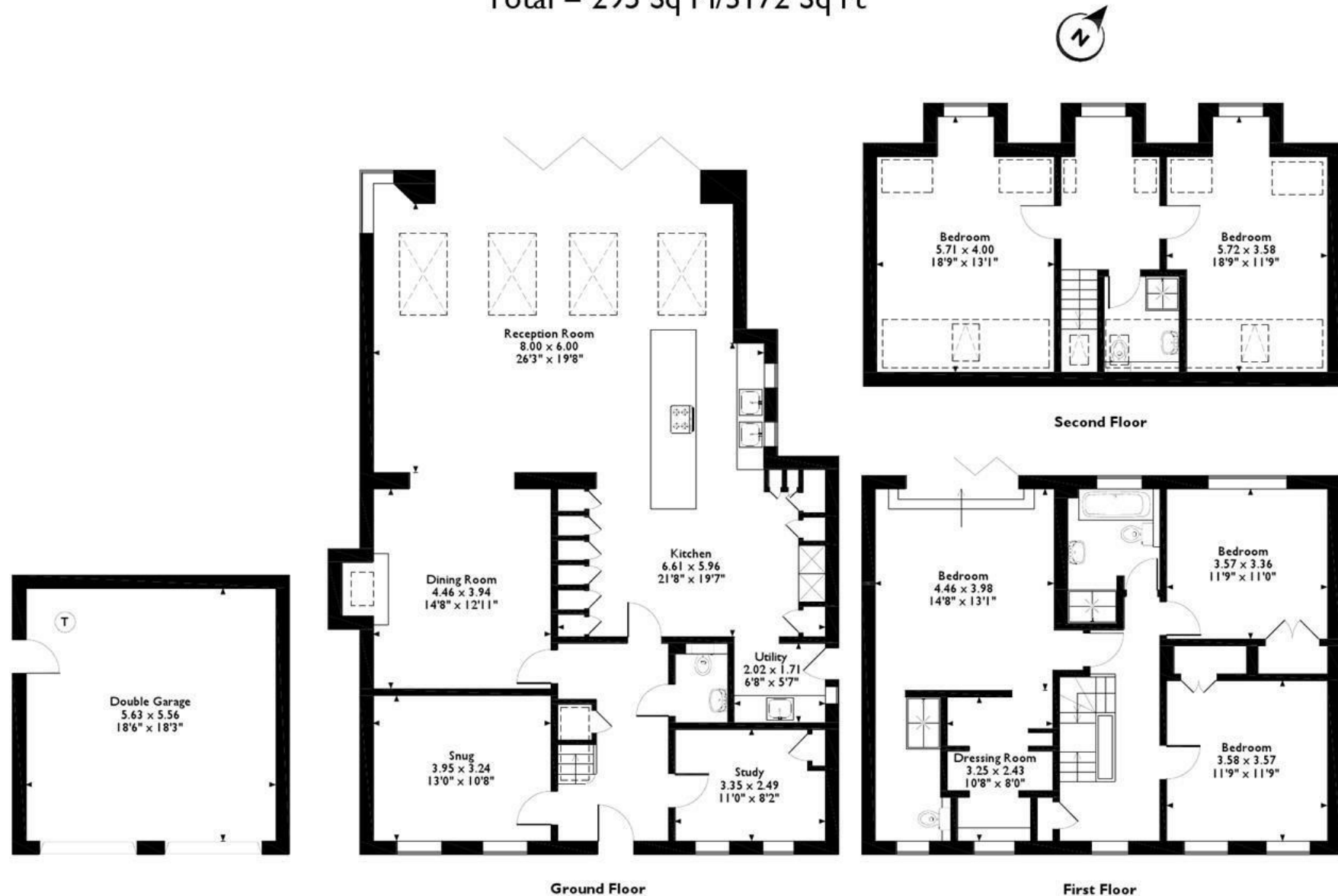
18'6 x 18'3 (5.64m x 5.56m)

REAR GARDEN

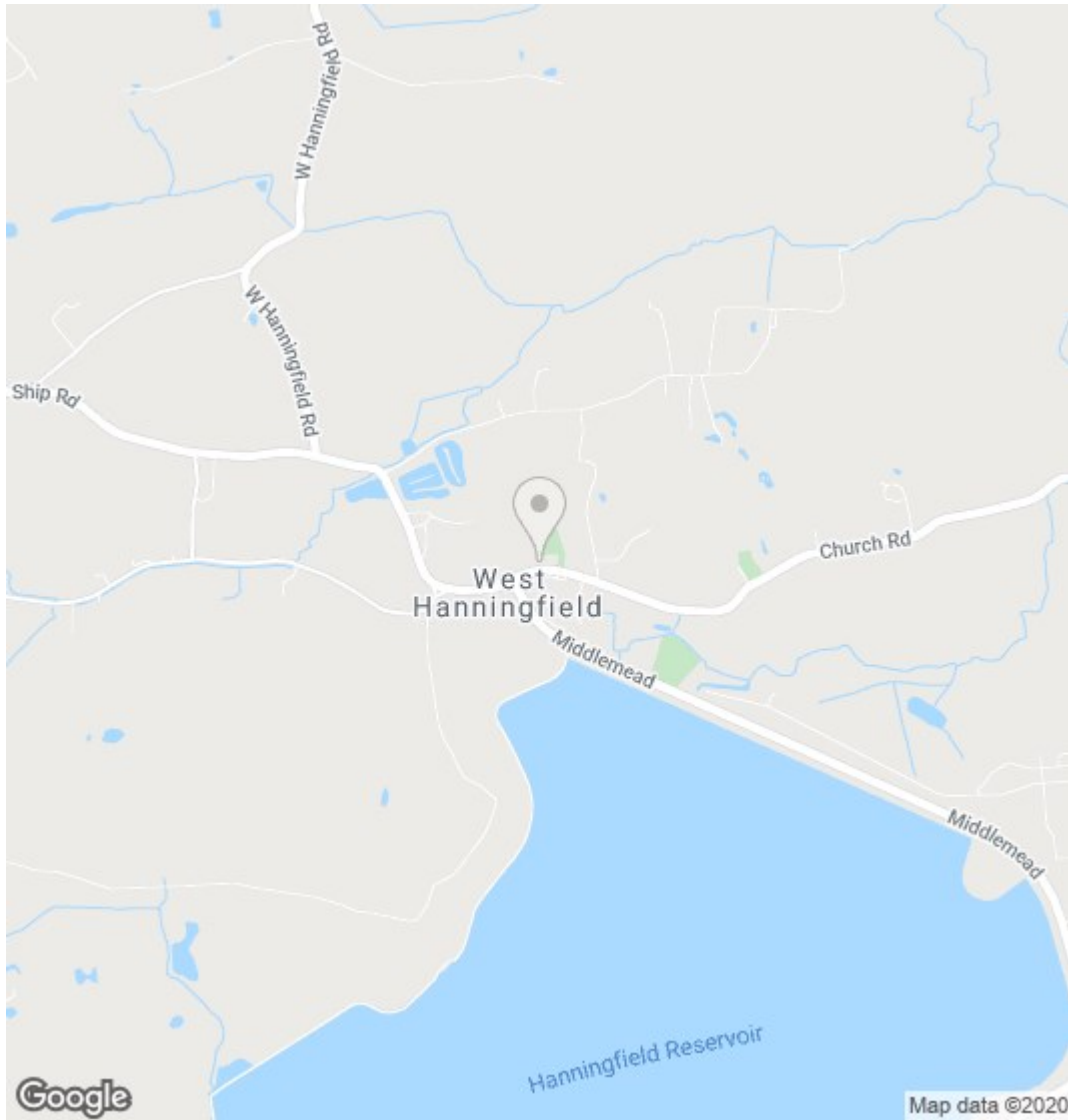




Church Road West Hanningfield, Chelmsford
Approximate Gross Internal Area
Main House = 264 Sq M/2835 Sq Ft
Garage = 31 Sq M/337 Sq Ft
Total = 295 Sq M/3172 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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