

Back Lane, East Hanningfield, Chelmsford, Essex, CM3 8BL



**Freehold**

Guide Price

**£575,000-  
£585,000**

Subject to contract

**3** bedrooms

**2** reception rooms

**1** bathroom



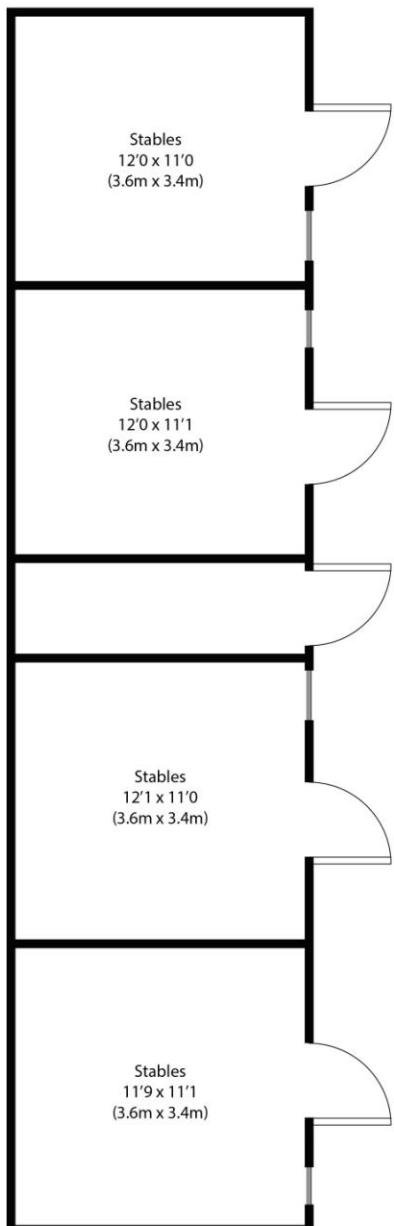
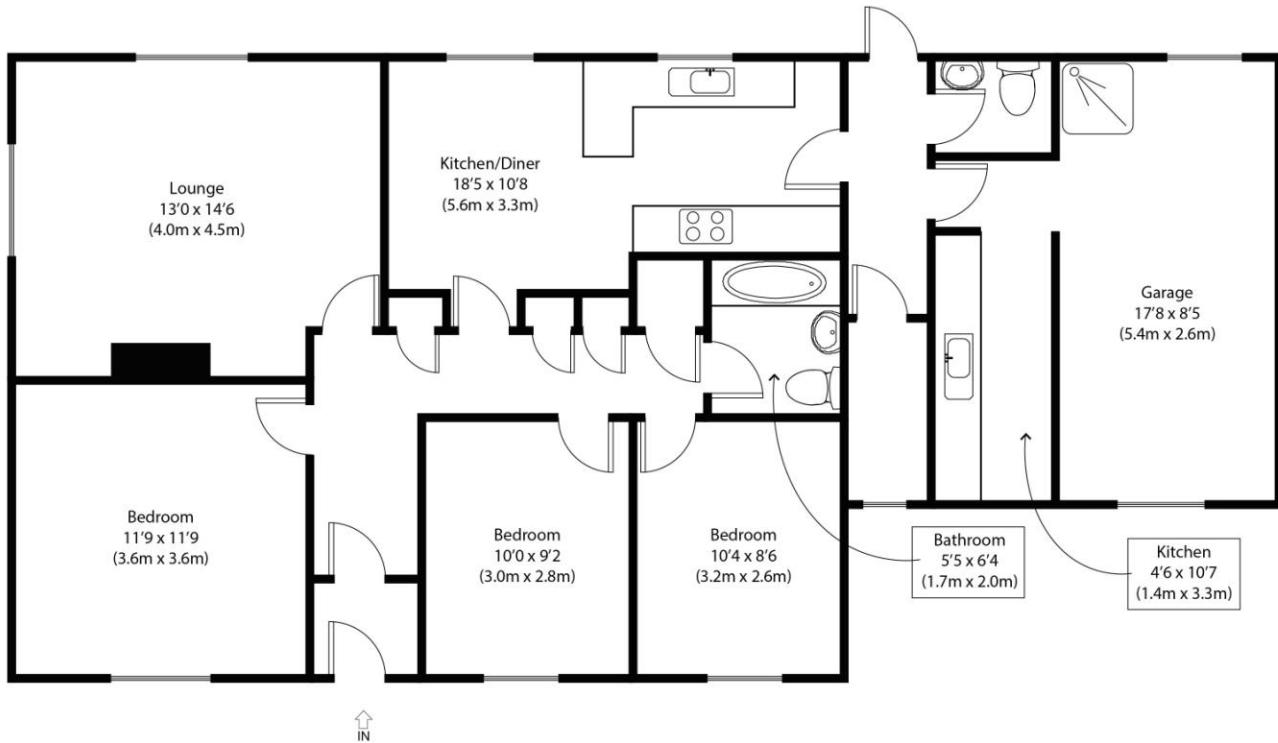
## Some details

A fantastic opportunity to acquire this three-bedroom detached bungalow offering excellent facilities including four stables along with storage/tack room, dog kennels and garage that is currently used as self-contained accommodation. The property is nestled along a quiet lane, situated within the semi-rural location of East Hanningfield, located approximately 6 miles South East of Chelmsford and offering straightforward access to the A12 and A130.

The bungalow dates back to 1968 and provides bright and welcoming accommodation and is entered via an entrance porch and hall serving the majority of the ground floor rooms with airing cupboard and two storage cupboards. All bedrooms are generously proportioned and are situated to the front of the property whilst complemented by a family bathroom comprising panel enclosed tub with shower over, W.C and wash hand basin. The sitting room is a comfortable room which has an open fireplace that is in need of inspection before returning to its original use and window to the rear providing glazed elevations overlooking the attractive garden. The kitchen/dining room is positioned to the rear of the bungalow sharing similar views to the living room and has been fitted with a range of wooden units comprising inset two bowl sink unit with mixer tap, and there is space and plumbing for all the necessary kitchen and utility appliances. An inner hallway provides access to the rear garden, cloakroom and front driveway, allowing for a separate access to the integral garage which is currently used as self-contained accommodation and offers a utility room and shower facilities.



A fantastic 3 bedroom detached bungalow occupying a peaceful setting in the heart of East Hanningfield approximately 6 miles South East of Chelmsford - offering excellent facilities including four stables, storage/tack room and dog kennels



**Ground Floor**  
**Approximate Gross Internal Area**  
**1170 sq ft (109 sq m)**  
**(Excluding Stables)**

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation.  
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#### Entrance hall

not measured

#### Kitchen/dining room

18' 5" x 10' 8" (5.61m x 3.25m)

#### Lounge

14' 6" x 13' (4.42m x 3.96m)

#### Bedroom one

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

#### Bedroom two

10' x 9' 2" (3.05m x 2.79m)

#### Bedroom three

10' 4" x 8' 6" (3.15m x 2.59m)

#### Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

#### Garage

#### Kitchen

10' 7" x 4' 6" (3.23m x 1.37m)

#### Reception room

17' 8" x 8' 5" (5.38m x 2.57m)

#### Cloakroom

not measured

#### Stable block

##### Stable one

12' x 11' (3.66m x 3.35m)

##### Stable two

12' x 11' 1" (3.66m x 3.38m)

##### Stable three

12' 1" x 11' (3.68m x 3.35m)

##### Stable four

11' 9" x 11' 1" (3.58m x 3.38m)



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## The outside

The property is approached by a well enclosed laid to lawn garden and two separate driveways with wooden gates, one of which leads to a further set of securely fitted gates which allows access to a parking area to the rear of the property, providing parking for numerous vehicles. To side of the property is four well-proportioned stables with power and lighting along with a storeroom, all of which could be utilised for a variety of uses. One of the stables is currently setup as a home office and the other a playroom.

The rear garden is predominantly laid to lawn and is well secluded by wooden fencing, mature bushes and trees. At the bottom of the garden are the remains of a chicken coop and the boundary backs on to grazing fields creating a sense of rural bliss.

## Where?

The property is set in the pleasant village of East Hanningfield and discreetly located on Back Lane, accessed off Old Church Road. The village provides a strong local community and offers a popular Bistro, local shop/post office and a Primary School with further amenities available in the neighbouring villages of Bicknacre, Danbury and Sandon. Both state and private schooling is available nearby including King Edward Grammar School for Boys and County High School for Girls which can be found in Chelmsford. East Hanningfield is a pleasant village scattered around a green located approximately 6 miles South East of Chelmsford and offering straightforward access to the A12 and A130. Rail services are available in South Woodham Ferrers and Chelmsford offering a frequent service to London Liverpool Street.

## Important information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired heating.

Tenure - Freehold

EPC rating - E

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## Agents note

We understand from the current owners that the garage was utilised as self-contained accommodation some time ago and any potential purchaser should make their own enquiries regarding the building regulations. Please speak to Fenn Wright for further information.

## Further information

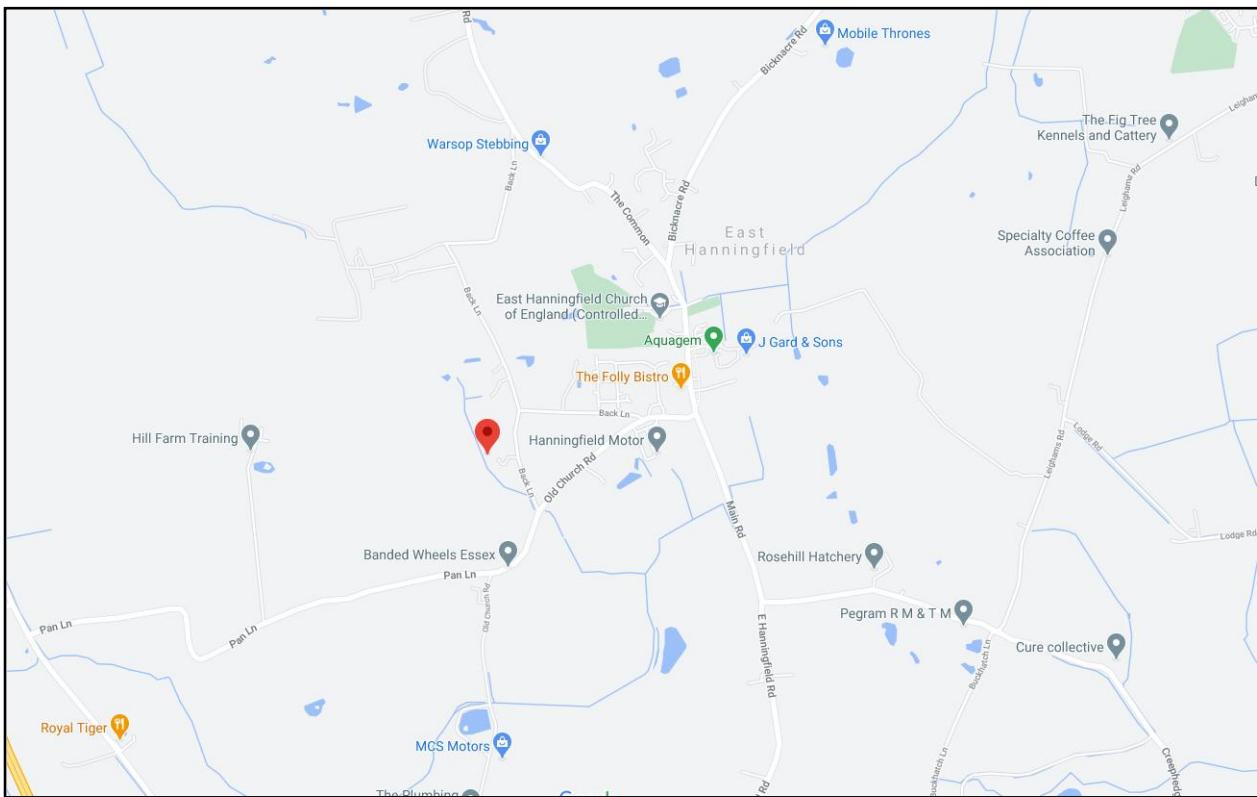
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01245 292 100.





## Directions

Coming from the direction of Howe Green heading towards East Haningfield, head into the Village from The Common on to The Tye turning right on to Old Church Road. Continue along Old Church Road taking the To find out more or book a viewing

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