



Flat 1, The Old Rectory, East Hanningfield CM3 8XD
Offers In Excess Of £700,000

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Flat 1, The Old Rectory, East Hanningfield.

This impressive three bedroom split-level apartment is located within this magnificent former Victorian Rectory. The imposing red brick gothic style elevations include a private south facing castellated first floor balcony, large enough for al-fresco dining and small gatherings. The current owners have carried out an extensive and meticulous renovation of the interiors including a new central heating system, featuring period style column radiators, re-wiring featuring LED lighting, internal decorations and where required, quality replacement windows and doors.

The private entrance door leads into an imposing reception hall with a stripped wood floor and original grand staircase rising to the first floor landing flooded with daylight by two deep sash windows. The grand drawing room has a period style fireplace, gas fired stove and fitted media cupboard. A pair of deep sash windows overlooking the beautiful communal grounds and a glazed door to the balcony. The hand painted kitchen/dining room features an extensive range of units with quartz worktops. There are a range of integrated appliances and a black Leisure range. There is ample space for dining with direct access to the large first floor balcony, which offers wonderful panoramic views of the grounds. The cloakroom is fitted with a white Lefroy Brooks suite with traditional Victorian style tiled floor. To the second floor is a landing area with fitted cupboards and a large airing cupboard. The charming master bedroom has a vaulted ceiling with exposed cross braces and a range of new bespoke fitted wardrobe cupboards, with a new en-suite period style bath/shower room. The two further bedrooms both having fitted wardrobes and stylish period style bathroom.

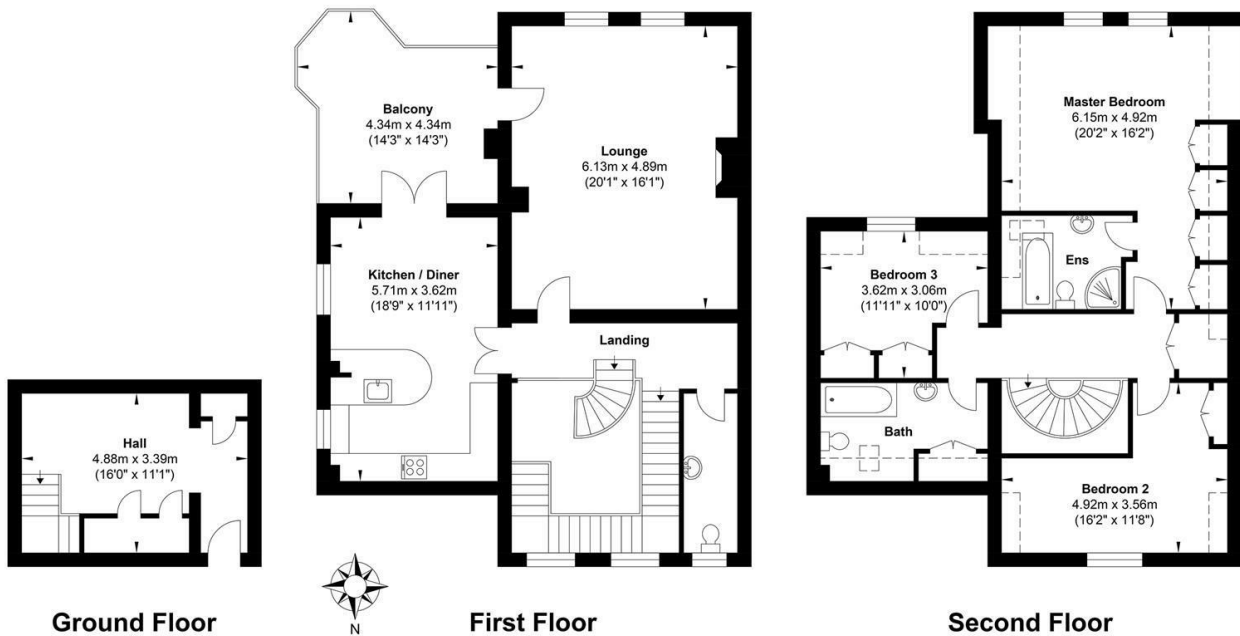
To the exterior is a garage and allocated parking space, beyond which are the beautiful communal gardens and grounds which gently slope down to a lake.





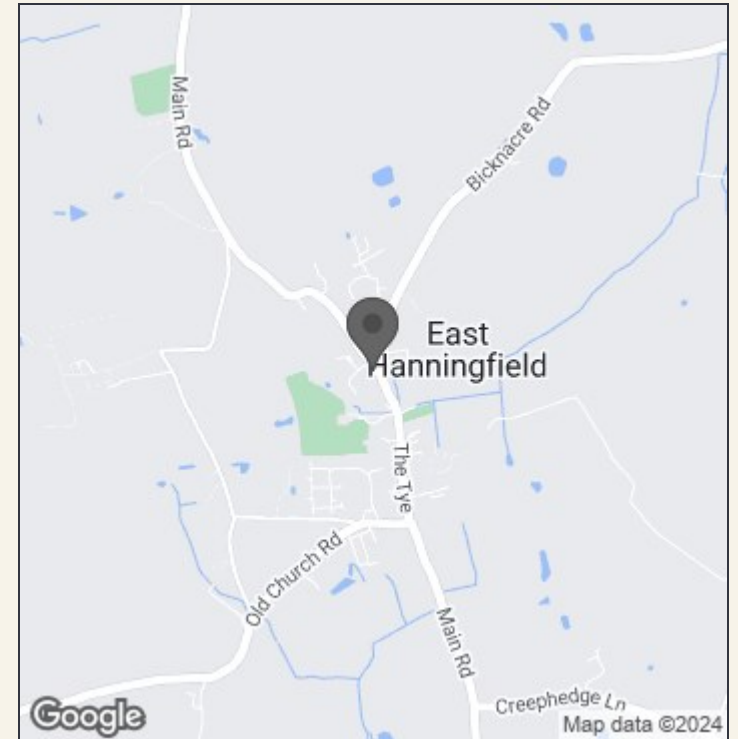
- GRAND RECEPTION HALL**
16'0 x 11'1 (4.88m x 3.38m)
- LOUNGE**
20'1 x 16'1 (6.12m x 4.90m)
- KITCHEN/DINER**
18'9 x 11'11 (5.72m x 3.63m)
- LARGE BALCONY**
14'3 x 14'3 (4.34m x 4.34m)
- FIRST FLOOR**
- CLOAKROOM**
11'4 x 3 (3.45m x 0.91m)
- MASTER BEDROOM**
20'2 x 16'2 (6.15m x 4.93m)
- ENSUITE/SHOWER ROOM**
9'4 x 6'8 (2.84m x 2.03m)
- BEDROOM TWO**
16'2 x 11'8 (4.93m x 3.56m)
- BEDROOM THREE/STUDY**
11'11 x 10'0 (3.63m x 3.05m)
- PERIOD STYLE**
- BATHROOM**
11'11 x 8 (3.63m x 2.44m)
- PARKING AND GARAGE**





Gross Internal Floor Area : 162 m2 ... 1743 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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