



Cob Cottage
Church Road | West Hanningfield | Chelmsford | Essex | CM2 8UL

KEY FEATURES

Cob Cottage

Situated in the quiet, rural village of West Hanningfield, Cob Cottage is a characterful, charming, detached cottage offering versatile living accommodation and three bedrooms over two storeys. Externally, the property enjoys a landscaped rear garden, detached garage/workshop and picturesque countryside vistas.

DESCRIPTION

Step inside this delightful, detached cottage, originally built in the 1600s, which offers well-proportioned living accommodation and a harmonious blend of period features and modern convenience. At the heart of the ground floor accommodation, the generous living room boasts an Inglenook feature fireplace and exposed beams. Adjacent lies a versatile, study space originally serving as an entrance porch. Flowing from the living room, the traditional kitchen has a butler sink, granite work surfaces and antique storage cupboard. Continuing from the kitchen, the sympathetically extended dining room/conservatory features wooden beams and unobstructed views of the garden and farmland beyond. The ground floor conveniently presents a separate utility room. To complete the downstairs accommodation is a ground floor bedroom benefitting from ensuite shower room. Ascending to the first floor, there are two further bedrooms with fitted wardrobes and family bathroom.

Step outside to the secluded side gardens bordered by established hedging. The beautifully maintained garden is adorned with flower beds, pathways, lawn, and specimen trees. Ensuring privacy and security, Cob Cottage is accessed via a gate leading to a shingle driveway, presenting ample parking for vehicles. Detached from the property stands the garage/workshop. This charming cottage is idyllically positioned in the quiet village of West Hanningfield, boasting an idyllic, rural lifestyle. Whilst being nestled in the countryside, Cob Cottage benefits from being 5.5 miles of Billericay, with a vibrant high street, Waitrose, and train station with frequent service to London Liverpool Street. Additionally, the property is 6 miles South of Chelmsford City Centre, 5 minutes from A12 and 20 minutes from Stansted Airport.









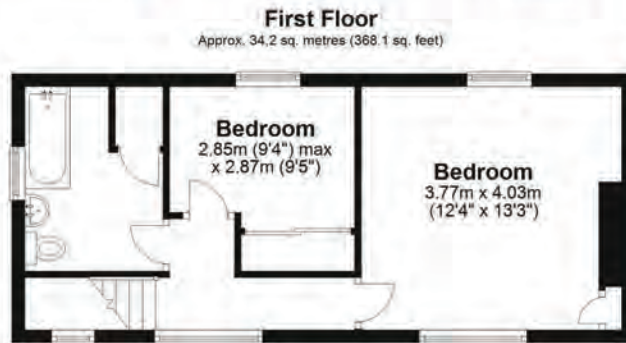
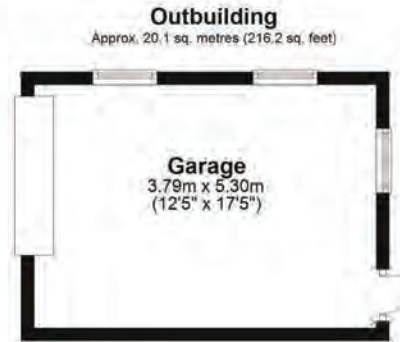
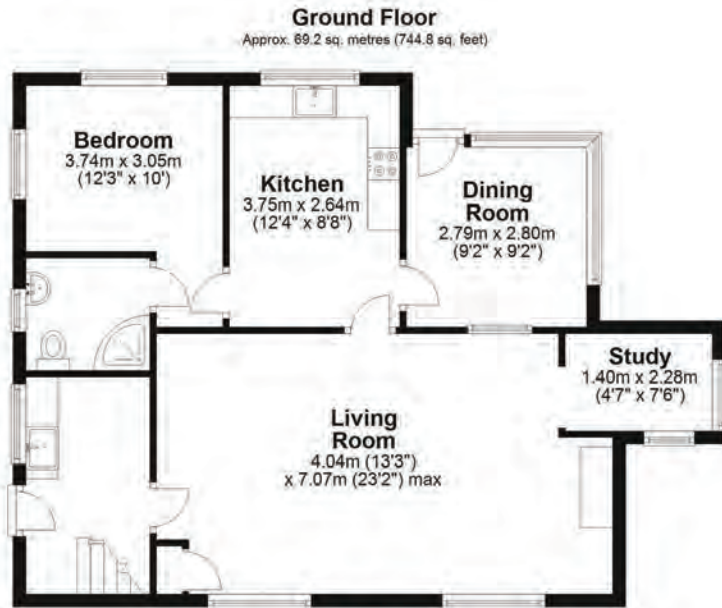












Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Council Tax Band: D (Chelmsford City Council)
Tenure: Freehold



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