

An aerial photograph of a large rural property. The foreground is dominated by a large, irregularly shaped field with a mix of green grass and yellow wildflowers. A small pond is visible in the lower right quadrant, surrounded by trees and a fence. In the background, there is a residential area with several houses and a dense line of trees. The overall scene is a mix of natural and developed land.

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**£1,500,000**

**Price Guide**

Tile Works Lane, Rettendon Common,  
Chelmsford

**\*\*GUIDE PRICE £1,500,000-£1,750,000\*\***

Discover this exceptional four/five bedroom family home and equestrian facility, boasting far-reaching countryside views and situated just half a mile from the picturesque Hanningfield Reservoir. This property is offered with no onward chain, providing a seamless transition into your new home.

The main residence is a charming detached period home, complemented by a detached one-bedroom annexe, perfect for guests or additional family members. The property also includes an

outbuilding and three stabling blocks, comprising 17 stables, a 60' x 25' menage, a tack room, and expansive paddocks, ideal for equestrian enthusiasts.

Set on a plot exceeding 14 acres, this property offers picturesque views and access to stunning bridleways and hacks right on your doorstep. The location provides a unique blend of seclusion and accessibility, being hidden from view yet close to the amenities of modern life.

Situated adjacent to the city of Chelmsford and within a comfortable

driving distance of Billericay Town Centre, you will have access to a wealth of shops, restaurants, bars, and a mainline railway station to London Liverpool Street. This semi-rural retreat offers the peace and quiet needed to relax and rejuvenate, while still being conveniently close to urban conveniences.

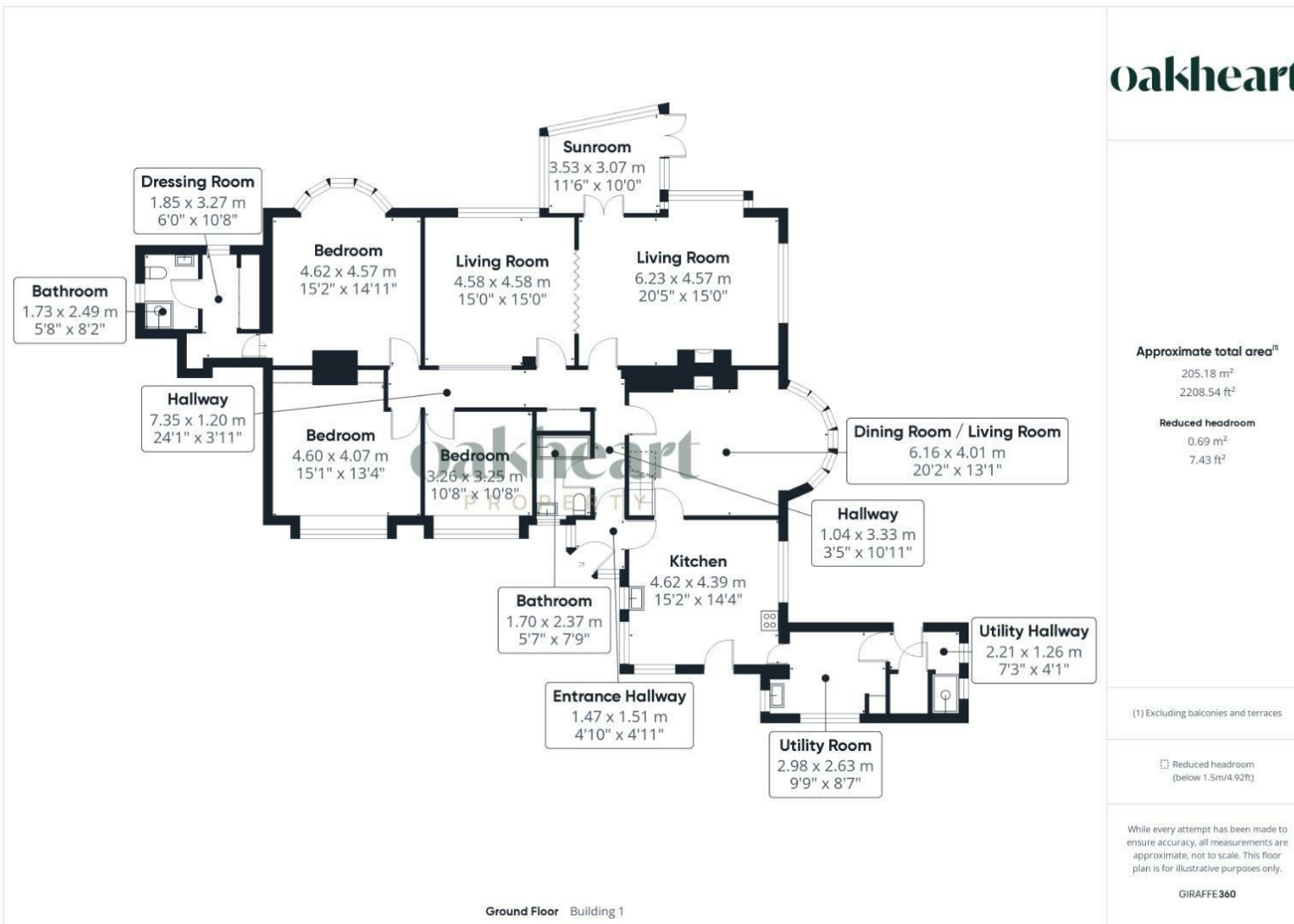
This property presents a fantastic opportunity for further development, making it a versatile investment for those looking to expand or enhance their living space. Enjoy the tranquility of countryside living with all the benefits of proximity to The Hanningfields and the reservoir, providing exceptional views over the surrounding landscape.











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**Local Authority:**  
Chelmsford City

**Tenure:**  
Freehold

**Council Tax Band:**  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>31</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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