

Mill Hill Barn East Hanningfield Road, Sandon, Chelmsford,
Essex, CM2 7TF
Offers Over £2,200,000

bear
Estate Agents



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Council Tax Band: H

Welcome to 'Mill Hill Barn' a six-bedroom exquisite rural retreat, finished to an excellent standard throughout, epitomizing luxury and comfort. Nestled amidst a gated community with serene landscapes, this haven offers open-plan living space that seamlessly blends modern elegance with rustic character and charm. Step inside the allure of six bedrooms, ensuring conviviality and indulgence for every occupant. Impeccably crafted, the property boasts six reception rooms each exuding its unique ambience, ideal for various leisurely pursuits or entertaining guests. This residence extends its allure beyond impressive dimensions, offering a fully functioning annex that provides a versatile space adaptable to personal needs or guest accommodations.

Spanning over an acre of land, the property surrounds you with tranquility and breath-taking views, offering an ideal escape from bustling city life. Immerse yourself in the beauty of nature while relishing the modern comforts of this remarkable estate.

This Barn Conversion is not just a home; it's a testament to refined living, offering a blend of space, luxury, and natural splendour, making it an unparalleled retreat for those seeking the pinnacle of country living, despite being a countryside property it also benefits being 1 mile from the A12/A130 and is also only 4 ½ miles from

Frontage

Private tarmacked driveway in excess of 200ft, landscaped laid to lawn, access to four space carport and off street parking for over 10 large vehicles.

Entrance Hall

Bespoke wooden front door, herringbone flooring throughout, smooth ceilings with inset centre ceiling spotlights, bespoke storage bench seating area, double glazed window to the side aspect, feature panelling, door to:

Cloakroom

Feature panelling surround, smooth ceilings with inset centre ceiling spotlight, tiled floors throughout, two piece suite with a 'Lefroy Brooks' WC and pedestal sink.

Kitchen/Family Room 36'11" x 13'3"

Parquet floors throughout, smooth vaulted ceilings with feature wooden beams, pendant ceiling lights, bespoke kitchen comprising eye and base level units, integrated 'Gaggenau' double oven, integrated fridge/freezer, double oven, marble worktops, inset sink with draining unit, mixer tap and food waste disposer, large bespoke island with integrated four ring induction hob with an integrated extractor fan, integrated units, a breakfast bar area and a bespoke sitting area inset to the island. Double glazed bi-folding doors leading onto the rear courtyard, underfloor heating, feature panelling, power points, skylights and a media wall.

Utility Room 14'4" x 14'0"

Tiled floors throughout, smooth ceilings with inset centre ceiling spotlights, vaulted ceilings with feature beams, double glazed windows to the rear aspect, courtesy door to the rear courtyard, a range of eye and base level units with stone worktops, inset double ceramic sink, integrated washer/dryer and hand crafted storage cupboard.

Plant Room/Boiler Room 13'3" x 5'9"

Tiled floors, smooth ceilings, loft access, houses the boiler and electrics and a double glazed window to the side aspect.

Dining/Living Area 57'1" x 18'0"

Parquet floors throughout, smooth vaulted ceilings with multiple skylights, three sets of double doors leading onto the rear courtyard and double glazed bi-folding doors wrapping around the side of the property onto the rear garden, two further sets of bi-folding doors onto the rear garden, feature brick fireplace with a working log burner, plenty of power points, feature panelling, pendant ceiling lights, space for storage and a large space for entertaining.

Gym 17'2" x 15'5"

Parquet floors throughout, feature panelling, exposed brickwork, smooth vaulted ceilings with large skylights, feature wooden beams, pendant ceiling lights and plenty of power points.

Hallway to the North Wing

Parquet flooring, smooth ceilings with inset centre ceiling spotlights, feature panelling, wooden beams and doors to:

Bedroom Five 13'1" x 11'9"

Carpeted throughout, feature panelling, two windows overlooking the courtyard, smooth vaulted ceilings with wooden beams, exposed brickwork, power points and space for storage. Doors to:-

Jack and Jill Ensuite

Tiled floors, smooth ceilings with inset centre ceiling spotlights, obscure double glazed window facing the side aspect, feature panelling, extractor fan, bespoke three piece suite comprising a wall-mounted dual flush WC, 'Duravit' sink, walk-in shower with tiled surrounds and a rainfall shower.

Bedroom Four 13'0" x 11'4"

Carpeted floors throughout, smooth ceilings with inset centre ceiling spotlights, feature panelling, double glazed window overlooking the courtyard, power points and space for storage.

Bedroom Six 11'8" x 8'7"

Carpeted throughout, smooth ceilings with inset centre ceiling spotlights, storage, power points and a double glazed window overlooking the courtyard.

Master Suite Two 17'1" x 15'6"

Carpeted throughout, smooth ceilings with inset centre ceiling spotlights, feature panelling, exposed brickwork, bespoke fitted dressing area, power points, freestanding cast iron bath with a bespoke shower head, double glazed window overlooking the courtyard, open plan into:

Ensuite Two 11'6" x 5'3"

Tiled floors, smooth ceilings with inset centre ceiling spotlights, extractor fan, obscure double glazed window overlooking the courtyard and a three piece suite comprising a walk-in shower with a rainfall shower head, bespoke mirrored shower tiles, 'Lefroy Brooks' taps, 'Lefroy Brooks' wall-mounted WC and a bespoke vanity unit with a marble sink, shower point and wall-mounted lights.

First Floor Landing

Smooth vaulted ceilings with skylights, window overlooking the courtyard, power points and doors to:

Master Suite Three 17'1" x 10'3"

Carpeted throughout, smooth vaulted ceilings with panelled wall surrounds, wooden beams, skylight, pendant ceiling light, power points, double glazed window overlooking the courtyard and space for storage. Opening to:-

Dressing Area 9'8" x 7'7"

Smooth vaulted ceilings with wooden beams, obscure double glazed window facing the rear aspect, double glazed window overlooking the courtyard, feature panelling, door to:

Ensuite Three 7'6" x 7'2"

Tiled floors throughout, smooth vaulted ceilings with feature beams, wall-mounted heated towel rail, feature panelling, bespoke mirror with inset lighting and a three piece suite comprising a walk-in shower with a rainfall shower head, wall-mounted dual flush WC and a bespoke vanity sink unit.

Principle Suite 15'11" x 18'1"

Carpet throughout, smooth vaulted ceilings with skylights, feature wooden beams, panelling, power points, space for storage and a double glazed window overlooking the courtyard.

Principle En-suite 8'9" x 8'2"

Wood floors throughout, smooth ceilings with inset spotlights and a four piece suite comprising a walk-in shower with a rainfall shower head, extractor fan, iron cast bath with a mixer tap, 'Lefroy Brooks' pedestal sink and door to:

Dressing Room 8'9" x 8'8"

Vaulted smooth ceilings with inset centre ceiling spotlights, bespoke fitted storage and power points.

Annexe

Annex Entrance Porch 10'7" x 7'1"

Entered through a solid wood double glazed front door, wood effect, herringbone flooring throughout and a wall mounted electric radiator, vaulted ceilings, double glazed windows to the front, a large storage cupboard and doors to bedroom and open plan kitchen lounge diner.

Annex Bedroom

Double glazed sash windows to the front, carpeting throughout, plenty of power points, wall mounted electric radiator, potential for storage, av points and power points.





Annex Bathroom 3'11" x 7'1"

Double width walk-in shower, vaulted ceilings, tiled splash backs, wall mounted vanity unit with storage sink, mixer tap and dual flush WC.

Open Plan Kitchen/ Diner

16'4" .1627'3" x 13'1" .2582'0"

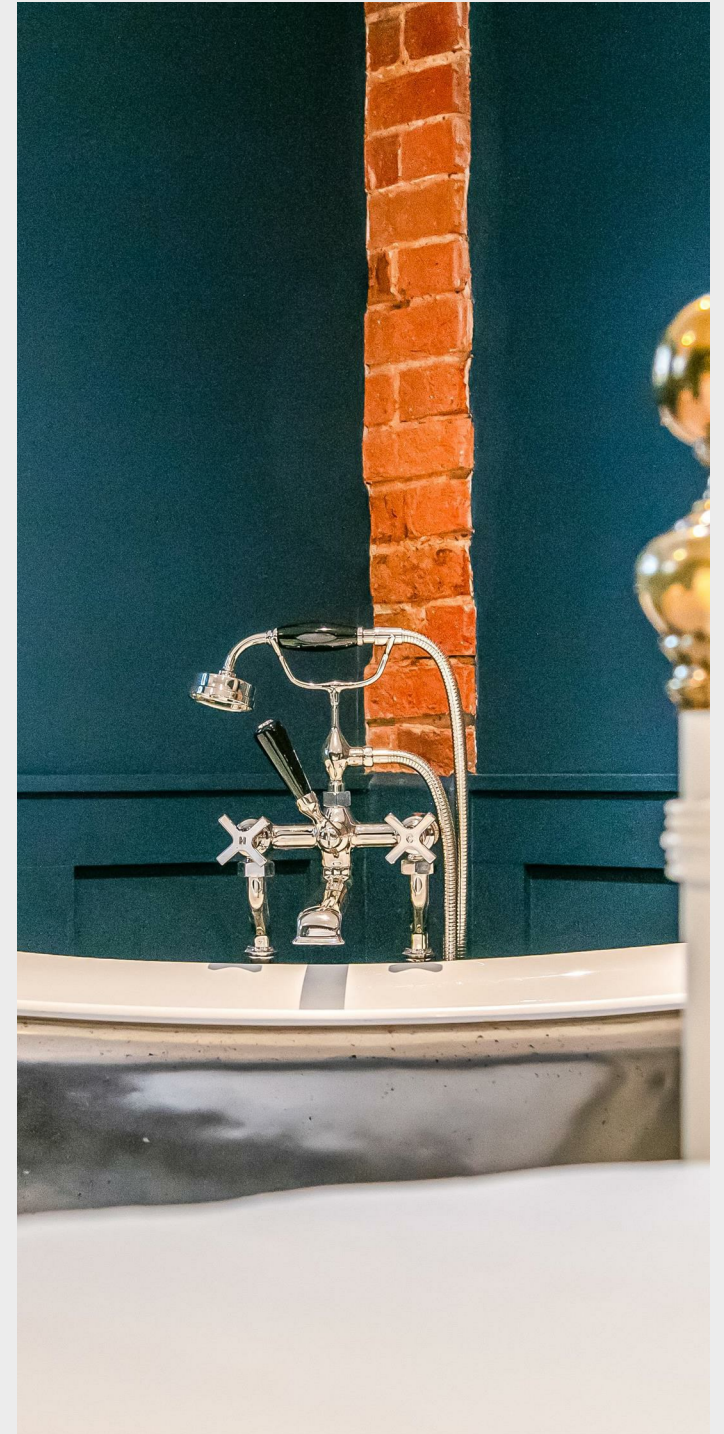
The kitchen comprises a range of dark blue shaker style top and base units with a quartz worktop, built in oven, built in washer dryer, plenty of power points and a four ring gas hob, built in fridge freezer, wood effect heron bone floors throughout, wall mounted electric radiator, AV points, telephone points and power points, vaulted ceilings with window to the ceiling, smooth inset directional spotlights, double doors leading onto the rear terrace and double glazed windows looking over the courtyard.

Courtyard

Landscaped courtyard, commencing an immediate patio and the remainder is laid to lawn.

Garden

Surrounded by expansive grounds made up of foliage, various trees, manicured laid to lawn area, part brick part fence surrounds completely un-over looked with natural woodland surroundings, commencing a high-end patio immediately the rear garden is a seamless fusion of privacy, mature woodland and the upscale patio area elevates the outdoor experience making it an integral part of the properties allure-a sanctuary where one can unwind, entertain and embrace the sheer serenity of nature.



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GROUND FLOOR
3781 sq.ft. (351.3 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 4634 sq.ft. (430.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	