



South Hanningfield Road, Rettendon Common , Essex CM3 8HE  
£1,000,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This exceptional detached family residence, situated on a private plot of approximately one-third of an acre, has undergone significant remodeling and improvement in recent years. The property is presented to an exceptionally high standard and boasts a range of impressive features.

The interior of the house includes spacious bedrooms, each equipped with en-suite bathrooms, providing both comfort and convenience. The focal point of the home is a stunning open-plan kitchen, dining, and living area that offers a wonderful view of the rear garden. The modern specification of the property includes an Air Source heat pump, underfloor heating, bi-folding doors, an oak staircase and doors, intercom system, electric entrance gate, and polished concrete floors. These features contribute to a high level of comfort, energy efficiency, and a contemporary aesthetic.

Externally, the property is set back from the road, providing ample parking space. The landscape includes a modern home office/studio, ideal for remote work or creative pursuits, and also a large workshop. The non-estate position ensures privacy, and the property backs directly onto open farmland, offering a serene and picturesque backdrop.

With its unique features and attention to detail, this residence stands out as a true one-off home. Overall, this property provides a harmonious blend of modern living, practicality, and a tranquil setting. Energy rating D



## Location

The property is ideally located within easy access to both the A12 and A130, each is approx. 4 miles drive. The city of Chelmsford is 15 minutes away where there is a rail station with services to London's Liverpool Street. There are two primary schools closeby, Rettendon and West Hanningfield. Also easy access to Billericay, Wickford and South Woodham Ferrers.

## Specification Note

Air To Water Source Heat Pump - An air source heat pump transfers heat from the outside air to water. This in turn heats rooms in your home via radiators & underfloor heating. It also heats the hot water.

Under Floor Heating to Some Rooms

Oak Staircase, Doors, Architraves & Some Floors

Electric Remote Operated Entrance Gate for Security

Video Intercom System

Bi-Folding Doors in the Living Area and Snug

LED External Eves Lighting

## FIRST FLOOR

### Master Bedroom 17'9 x 12'1 > 10'10 (5.41m x 3.68m > 3.30m)

Fitted furniture. Doors to the en-suite and dressing room, Double doors lead to balcony with glass balustrades which overlooks the garden and farmland beyond.

### En-Suite

Luxurious four piece suite including a Whirlpool bath.

### Dressing Room/4th Bedroom 13'9 x 7'10 (4.19m x 2.39m)

Currently fitted as a dressing room, however, could easily be converted to a 4th bedroom if required. Range of fitted furniture. Doorway with easy access to storage room 10'3 x 7'10

## Landing

Beautiful oak staircase with glass balustrades to the:

## GROUND FLOOR

### Entrance Porch

### Entrance Hall

Doors to most rooms. Large cloaks cupboard.

## Cloakroom

### Bedroom 22'7 x 11' > 6'3 (6.88m x 3.35m > 1.91m)

Range of fitted furniture, door to:

### En-Suite Shower Room

### Bedroom 21'2 x 11'7 (6.45m x 3.53m)

Range of fitted furniture, door to:

### En-Suite Shower Room

### Study Area 10'7 x 10' (3.23m x 3.05m)

Feature vaulted ceiling door to:

### Snug 11'8 x 9'10 (3.56m x 3.00m)

Bi-folding doors to the rear garden.

### Open Plan Kitchen, Dining & Living Room 29'5 x 22'1 (8.97m x 6.73m)

A wonderful open plan family room featuring a ceiling lantern, 5 x bi-folding doors to the rear garden & polished concrete floors. The kitchen is fully fitted and includes extensive granite work surfaces.

### Utility Room 9'4 x 5'5 (2.84m x 1.65m)

## EXTERIOR

### Front

Accessed via a 5 bar electric gate to an extensive driveway providing parking for numerous vehicles. Wide access along one side of the property to the rear garden and wide storage area to the other side.

### Rear Garden

Farmland to the immediate rear. Large full width patio leading to lawn garden.

### Studio/Home Office/Gym 10'2 x 7'8 (internal) (3.10m x 2.34m (internal))

### Workshop 15'3 x 8'3 (internal) (4.65m x 2.51m (internal))

## Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No

responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.





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