



Henley Ridge Old Church Road, East Hanningfield , Essex CM3 8BG  
O.I.R.O £1,250,000

**Church & Hawes**

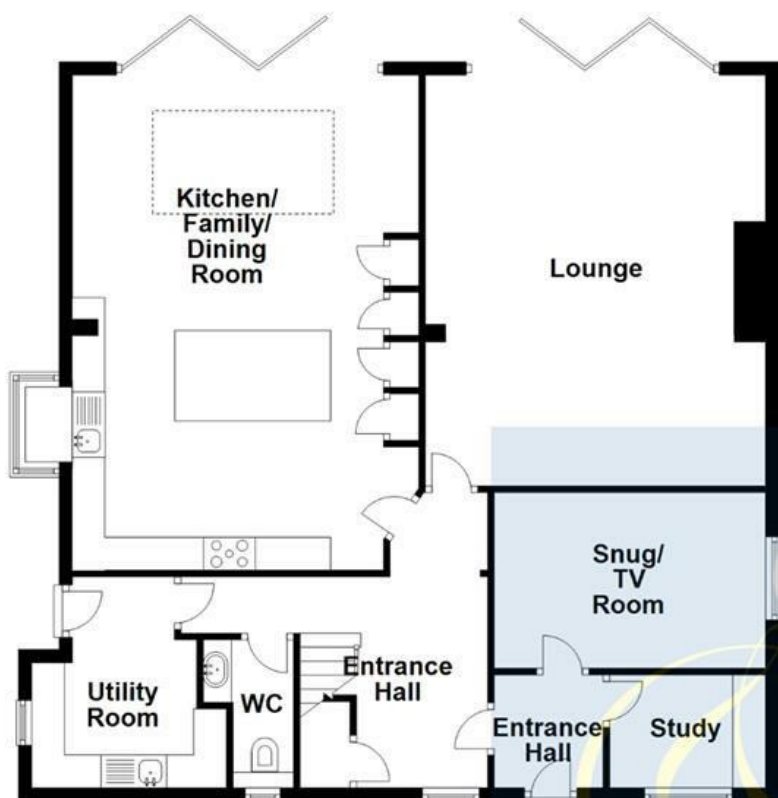
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

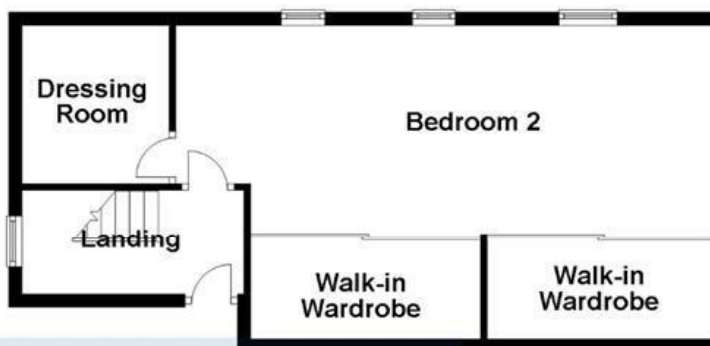
TRULY BEAUTIFUL DETACHED FAMILY HOME WITH FANTASTIC GARDENS.... Located in the charming village of East Hanningfield is this four bedroom detached dwelling, which has been beautifully extended and modernised by the current vendors. The property has been remodelled to focus all living areas with glorious outlooks over the impeccably landscaped south facing secluded gardens of a third of an acre. The well appointed living areas consist of a magnificent open plan kitchen diner and large lounge both enjoying a large expanse of bi fold door to bring the outside indoors, as well as two further reception rooms, W.C and a full kitchen sized utility room to the ground floor. To the first floor three bedrooms are accessed via the gallery landing with the master bedroom enjoying a large en suite as well as a family bathroom. There is a further staircase leading to the second floor where there is a further bedroom with an array of fitted wardrobes as well as an attached dressing room. Externally access via the gardens is the home office, workshop and access to the double garage. The property is set in a private drive servicing three properties and offers ample off road parking to the front. The village centre is just a short walk away and offers a desirable primary school and bus links to nearby secondary schools. East Hanningfield is home to one of Essex's most prestigious restaurants Vita Bella. The location offers easy access to nearby towns and Chelmsford city centre which offers regular mainline services to London Liverpool Street and major roads throughout the county are also just a short drive away. Energy rating C



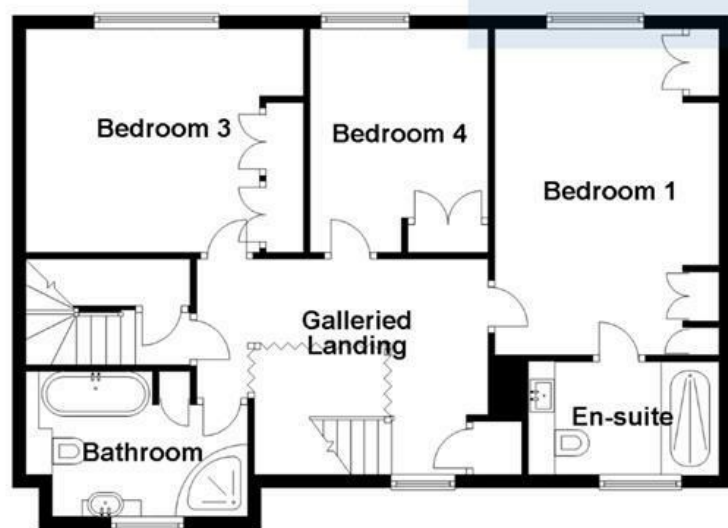
## Ground Floor



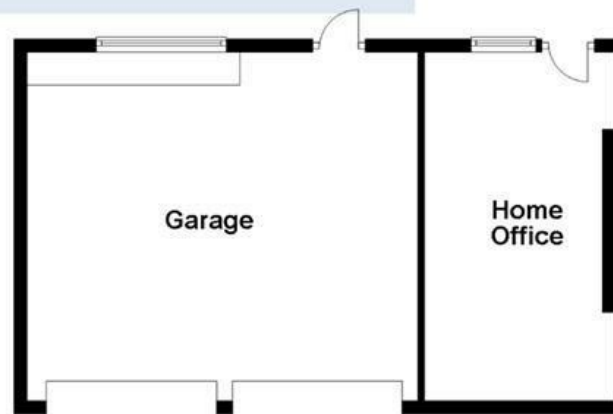
## Second Floor



## First Floor



## Outbuildings



**APPROX INTERNAL FLOOR AREA**  
**234 SQ M 2511 SQ FT**  
**EXCLUDING OUTBUILDINGS**  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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### SECOND FLOOR

Bedroom Two 26'6" x 15'5" (8.08m x 4.70m)  
 Dressing Room 7'10" x 7'6" (2.39m x 2.29m)  
 Landing

### FIRST FLOOR

Bedroom One 16'0" x 10'2" (4.88m x 3.10m)  
 En Suite 9'2" x 5'10" (2.79m x 1.78m)  
 Bedroom Three 13'5" x 11'1" (4.1 x 3.4)  
 Bedroom Four 11'1" x 8'10" (3.4 x 2.7)  
 Family Bathroom 10'9" x 7'2" (3.3 x 2.2)  
 Gallery Landing 14'5" x 10'5" (4.4 x 3.2)

### GROUND FLOOR

Entrance Hall 5'6" x 5'2" (1.7 x 1.6)  
 Study 7'6" x 5'6" (2.3 x 1.7)  
 T.V Snug 13'5" x 8'6" (4.1 x 2.6)  
 Hallway 15'1" x 10'5" (4.6 x 3.2)

### GROUND FLOOR W.C

Lounge 21'7" x 16'8" (6.6 x 5.1)  
 Kitchen Diner 25'11" x 17'0" (7.9 x 5.2)  
 Utility Room 10'5" x 9'2" (3.2 x 2.8)

### EXTERIOR

Double Garage 19'4" x 18'8" (5.9 x 5.7)  
 External Office 17'4" x 9'6" (5.3 x 2.9)  
 Workshop 9'6" x 9'6" (2.9 x 2.9)

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.

