



7 Abbey Fields, East Hanningfield , CM3 8XB
O.I.R.O £975,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Tucked away in an exclusive private turning of just a handful of homes, is this capacious (approaching 3000 sq. ft including garage) four bedroom detached residence occupying a generous 0.37 acre south westerly aspect plot with field views to the rear. The property offers a wealth of versatile living space, including a spacious lounge, elegant dining room, bright and airy orangery with huge skylight letting in an abundance of natural light. There is a dedicated snug/music room/study and a well appointed kitchen/breakfast room perfect for family life and entertaining. To the first floor, you'll find four generously sized bedrooms, served by a family bathroom and a refitted shower room, whilst a ground floor cloakroom adds further convenience. Externally, the beautifully maintained gardens wrap around the home and are stocked with a variety of attractive plants, shrubs and mature trees, offering year round interest. The plot enjoys a south westerly aspect and backs onto open fields, creating a tranquil and private outdoor space. A double garage, EV charging point and extensive driveway parking complete the package. This is a rare chance to secure a substantial family home in one of East Hanningfield's most sought after locations. EPC rating D.



Location

Situated in the sought-after village of East Hanningfield, this property enjoys convenient access to local amenities, including a primary school, a post office/village shop, and the popular 'Vita Bella' Italian restaurant. East Hanningfield Primary School is just a short walk away, making this an excellent choice for a growing family. For commuters, the A130 and A12 are just 2.5 miles away, while the Sandon Park & Ride, offering direct links into Chelmsford city centre and train station, is less than a 10-minute drive. There is also a regular bus service that runs through the village.

FIRST FLOOR

Landing

Master Bedroom 19'1 into wardrobe x 12'1 > 9'9 (5.82m into wardrobe x 3.68m > 2.97m)

Bedroom Two 15'6 x 10'7 (4.72m x 3.23m)

Bedroom Three 10'6 x 8'6 (3.20m x 2.59m)

Bedroom Four 10'5 x 8'3 (3.18m x 2.51m)

Shower Room

Bathroom

GROUND FLOOR

Entrance Hall

Inner Hallway

Cloakroom

Snug/Study 15'7 x 9'7 (4.75m x 2.92m)

Sitting Room 19'6 x 17'6 (5.94m x 5.33m)

Dining Room 17'5 x 14'9 (5.31m x 4.50m)

Orangery 26' x 14'5 > 12'11 (7.92m x 4.39m > 3.94m)

Kitchen/Breakfast Room 20' x 12'2 (6.10m x 3.71m)

Utility Room 10'1 x 8'4 (3.07m x 2.54m)

EXTERIOR

Set in grounds of 0.37 Acres.

South Westerly Aspect Rear Garden

Side Garden

Driveway

Services

Mains gas central heating. Mains water and drainage. We understand there is underfloor heating to the sitting room, orangery and dining room, the remainder of the property is heated via radiators.

Double Garage & Workshop 18'11 x 16'1 (5.77m x 4.90m)

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.





APPROX INTERNAL FLOOR AREA
276 SQ M 2968 SQ FT
INCLUDING GARAGE

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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