



Butts Green Road, Sandon , Essex CM2 7RN
£1,250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Beautifully Presented Period Detached Home with a TWO STOREY BARN on a 0.54 Acre Plot.



A rare opportunity to acquire this charming and beautifully presented period detached property, set in an idyllic location with farmland views to the front and rear. Despite its peaceful setting, the property offers a rare blend of tranquility and accessibility with easy access to major road links and is conveniently close to Chelmsford.

Positioned on a generous 0.54 acre plot, the property features electric gated access. The grounds are a true highlight, providing ample outdoor space for families, gardeners, or those simply seeking peace and privacy.

There is a substantial two storey barn/workshop (145 sq. metres/1564 sq. feet), offering versatile potential for home business use, leisure or maybe conversion (subject to planning).

The main residence is full of character and tastefully presented throughout,. This exceptional property is perfect for buyers looking for a distinctive country residence in a secluded setting.

Available with No Onward Chain.

Butts Green lies between the popular villages of East Hanningfield and Sandon to the south of Chelmsford City Centre. East Hanningfield offers a local primary school, post office/shop and regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

EXTERIOR

The property is centrally located within it's plot of approx. 0.54 of an acre. Access via an electric 5 bar gate leads to a driveway and ample parking area. The gardens are beautifully presented and include many varieties of trees and shrubs. There is a lovely summerhouse and also a garden store shed and greenhouse.

THE BARN

A wonderful modern barn obviously ideal for a variety of uses. The overall internal size is 145 square metres/1564 square feet.

Ground Floor:
Workshop/Garage: 40'6 x 16'4
Adjoining Workshop: 16'8 x 16'4

First Floor:
Office: 12'5 x 9'6
Loft Store: 40'6 x 9'9

Independent electric & security alarm.

HOUSE ACCOMMODATION COMPRISES:

FIRST FLOOR

Bedroom One 13'5>11'6 x 12'4 (4.09m>3.51m x 3.76m)

Bedroom Two 12'4 x 11'2 (3.76m x 3.40m)
Wall to wall fitted wardrobes.

Bedroom Three 11' x 10'8 (3.35m x 3.25m)

Family Bathroom

Landing 17'4 x 5'8 (5.28m x 1.73m)
Large walk-in wardrobe.

GROUND FLOOR

Entrance Porch

Sitting Room 24'8 x 12'6 (7.52m x 3.81m)

Dining Room 16'4 x 13'9 (4.98m x 4.19m)

Kitchen 16'4 x 7'2 (4.98m x 2.18m)

Garden Room 16'8 x 6'4 (5.08m x 1.93m)

Cloakroom

Utility Room 10' x 7'4 (3.05m x 2.24m)

Agents Note

The central heating is gas fired fuelled by propane gas. All rooms have radiators with the exception of the Garden Room, Cloakroom & Utility Room which have underfloor heating. Most windows were replaced in 2009. The property has private drainage using a Klargester sewerage treatment plant. The property is Grade II listed and we understand parts date back to the 16th Century. Both the house and barn have security alarms.

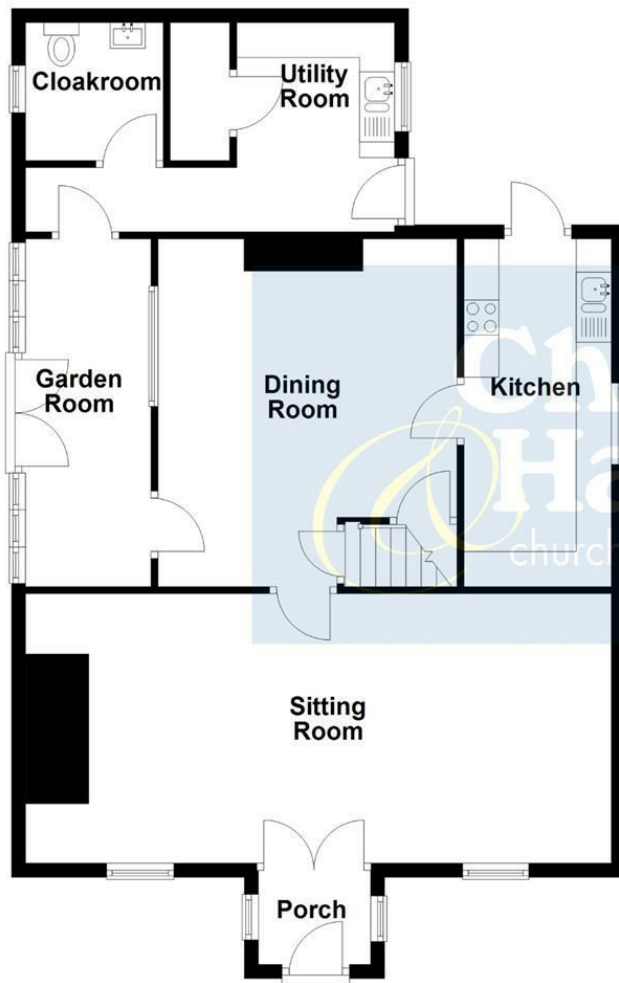
Agents Notes

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.





Ground Floor



APPROX INTERNAL FLOOR AREA
TOTAL 158 SQ M 1701 SQ FT

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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First Floor

