



1 Abbey Fields, East Hanningfield , Essex CM3 8XB
£945,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An impressive village residence set within one of the area's most sought-after villages, this imposing and beautifully presented detached family home enjoys a highly exclusive position on a private turning of just a handful of residences.

Occupying a generous quarter-acre plot, the property affords copious driveway parking along with a double garage and a good size rear garden.

Inside, the accommodation is both substantial and versatile, comprising five bedrooms, two bathrooms, large entrance hall and three reception rooms, perfectly suited to both family living and entertaining.

The home is ideally located, just three miles from the A12 and A130, placing London, Chelmsford, and the wider region within easy reach, while the village itself offers everyday convenience with a primary school and local shop just a short stroll away.

This is a rare opportunity to acquire a property that combines scale, style, and setting in equal measure — a true family home of quality and presence.



East Hanningfield is a delightful village with a popular primary school, village store/post office and also the highly rated Vita Bella Italian restaurant. The A130 and A12 are 2.5-3 miles away and the city of Chelmsford with it's mainline railway station about 5-6 miles away.

Energy rating C.

FIRST FLOOR

Master Bedroom 15'5 x 13'1 (4.70m x 3.99m)

En-Suite

Four piece suite.

Bedroom Two 14' x 12'10 (4.27m x 3.91m)

Bedroom Three 13'1 x 12'1 (3.99m x 3.68m)

Bedroom Four 13'2 x 9'7 (4.01m x 2.92m)

Bedroom Five 11'7 x 9'8 (3.53m x 2.95m)

Family Bathroom

Four piece suite.

GROUND FLOOR

Reception Hall 16'6 x 14' max (5.03m x 4.27m max)

Cloakroom

Lounge 24' x 11'10 (7.32m x 3.61m)

A lovely dual aspect room with doors to the garden and a feature fireplace.

Family Room 13'2 x 11'6 (4.01m x 3.51m)

Doors to the garden.

Dining Room 13'1 x 8'5 (3.99m x 2.57m)

Kitchen Breakfast Room 15'6 x 13' (4.72m x 3.96m)

A modern fully fitted kitchen including all appliances.

Utility/Boot Room 15'6 x 8'3 (4.72m x 2.51m)

Door to front and rear.

EXTERIOR

Front

Wide frontage with a brick paved driveway providing parking for numerous cars.

Double Garage 20' x 17'4 (6.10m x 5.28m)

Two doors and personal door to utility room. Gas fired boiler.

Rear Garden

A lovely rear garden commencing with a large full width brick patio leading to lawn. Many mature trees and shrubs. Side access. Garden store cupboards.

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

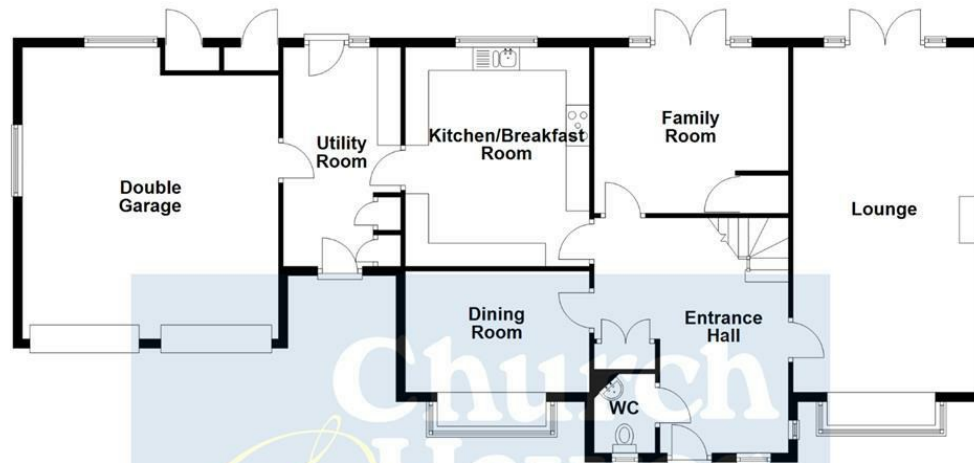
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REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





Ground Floor



First Floor



**APPROX INTERNAL FLOOR AREA
TOTAL 243 SQ M 2613 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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