

East Hanningfield Road, Sandon , Essex CM2 7TQ

Prices from £1,750,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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A brand-new family homes offering approximately 3,896 sq ft (362 sq. metres, including garage) of luxurious living space set within a plot of around 0.4 acres.

The property is situated on an attractive and most favoured leafy road in the highly sought-after hamlet of Howe Green, between Sandon and East Hanningfield.

These imposing homes will comprise of versatile accommodation arranged over three floors and include 6 bedrooms, 5 bathrooms and 4 receptions rooms. The magnificent kitchen will overlook the private southerly facing gardens.

These exceptional homes showcase a premium specification throughout, blending timeless elegance with cutting-edge efficiency. Featuring striking aluminium heritage windows framed by cast stone mullions, the property exudes classic charm. Inside, a bespoke CEK kitchen fitted with high-end Neff appliances offers the perfect space for entertaining.

The ground floor is finished with durable and stylish Karndean flooring, complemented by Deanta UK solid oak internal doors throughout. Eco-conscious buyers will appreciate the air source heat pump, solar panels, and underfloor heating, ensuring year-round comfort with reduced energy costs.

Additional benefits include a security alarm system, EV charging point, and a beautifully landscaped garden with a buff porcelain patio ideal for outdoor living.

Offered with an Advantage build guarantee for peace of mind, this home is the perfect fusion of luxury, sustainability, and craftsmanship.







Images
Please note that some images have been digitally enhanced with furniture added to show how the finished home could look.

East Hanningfield village: 1.9 miles, Chelmsford city and railway station: 4 miles, A12/A130 junction: 0.8 miles, South Woodham Ferrers railway station: 5.7 miles. All distances approximate.. East Hanningfield C of E Primary School is just two miles distant with renowned senior schools in nearby Chelmsford (Grammar Schools) and senior schools in Sandon (1.8 miles) and Great Baddow. New Hall School is within easy reach with bus services to Felsted School.

SECOND FLOOR

Landing

Bedroom 6 25'9 x 16'3 > 13'6 (7.85m x 4.95m > 4.11m)

Bedroom 5/Games Room 43' x 15'4 > 8'8 (13.11m x 4.67m > 2.64m)

Shower Room

FIRST FLOOR

Landing

Master Bedroom 21'6 > 15'3 x 16' (6.55m > 4.65m x 4.88m)

Dressing Room 10'3 x 5'10 (3.12m x 1.78m)

En-suite Shower Room

Bedroom 14'8 x 11'11 (4.47m x 3.63m)

Ensuite Shower Room

Bedroom 13'6 x 11'3 (4.11m x 3.43m)

Ensuite Shower Room

Bedroom 13'6 x 11'8 (4.11m x 3.56m)

Bathroom 10'3 x 6'3 (3.12m x 1.91m)

GROUND FLOOR

Entrance Hall

Cloakroom/W.C

Family Room 10' x 8'8 (3.05m x 2.64m)

Study 10' x 7'8 (3.05m x 2.34m)

Dining Room 14'11 x 12'1 (4.55m x 3.68m)

Sitting Room 19'6 x 14'8 (5.94m x 4.47m)

Kitchen/Family Room 21'9 x 19'9 (6.63m x 6.02m)

Pantry 8'1 x 4'8 (2.46m x 1.42m)

Utility Room 10' x 5'7 (3.05m x 1.70m)

EXTERIOR
Overall plot of approx. 0.4 of an acre

Southerly Facing Rear Garden

Access via electric gated entrance to Tarmac & shingle driveway providing parking for numerous vehicles.

Double Garage 23'1 x 17' (7.04m x 5.18m)

Agents Notes, Money Laundering & Referrals
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

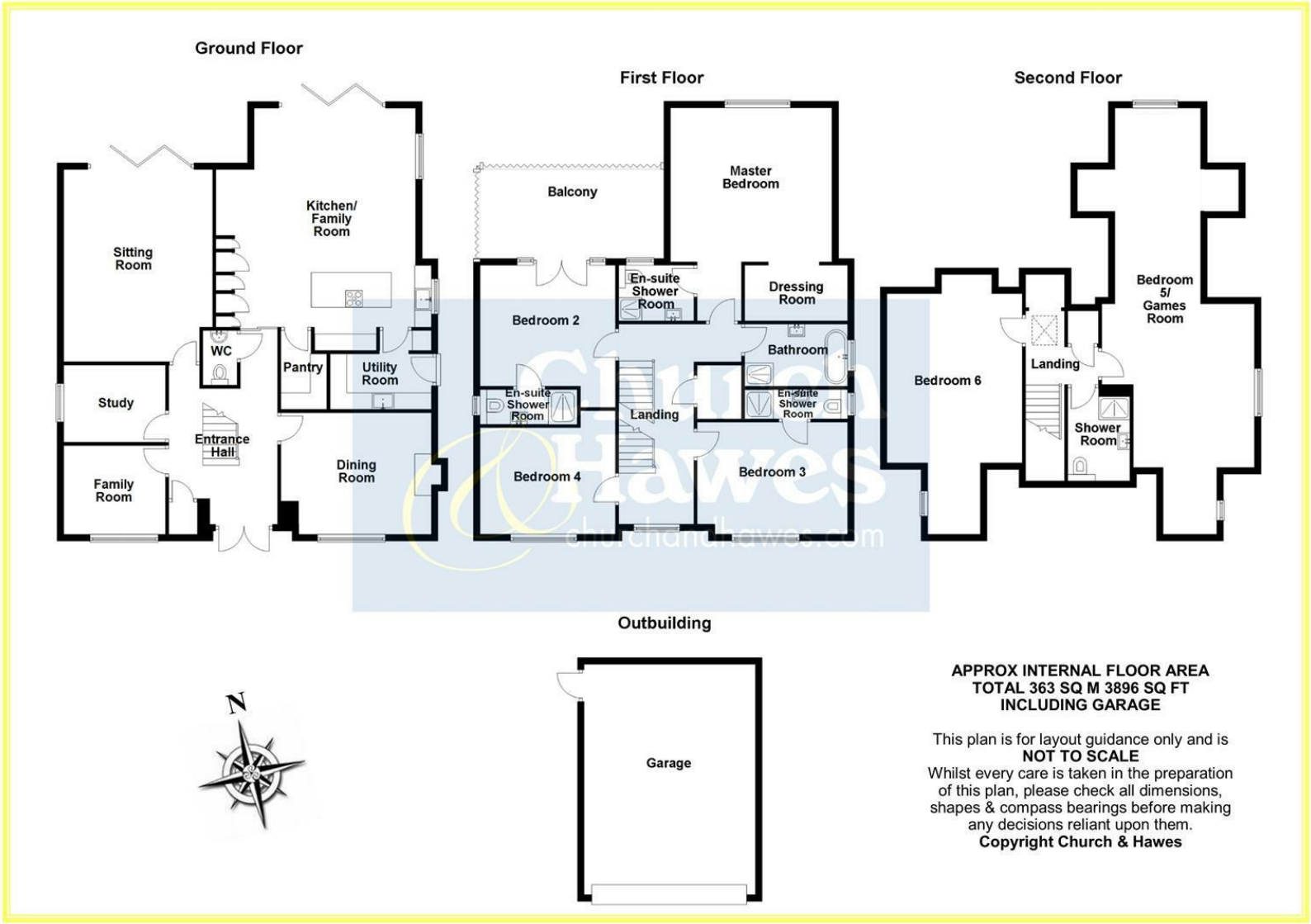
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.

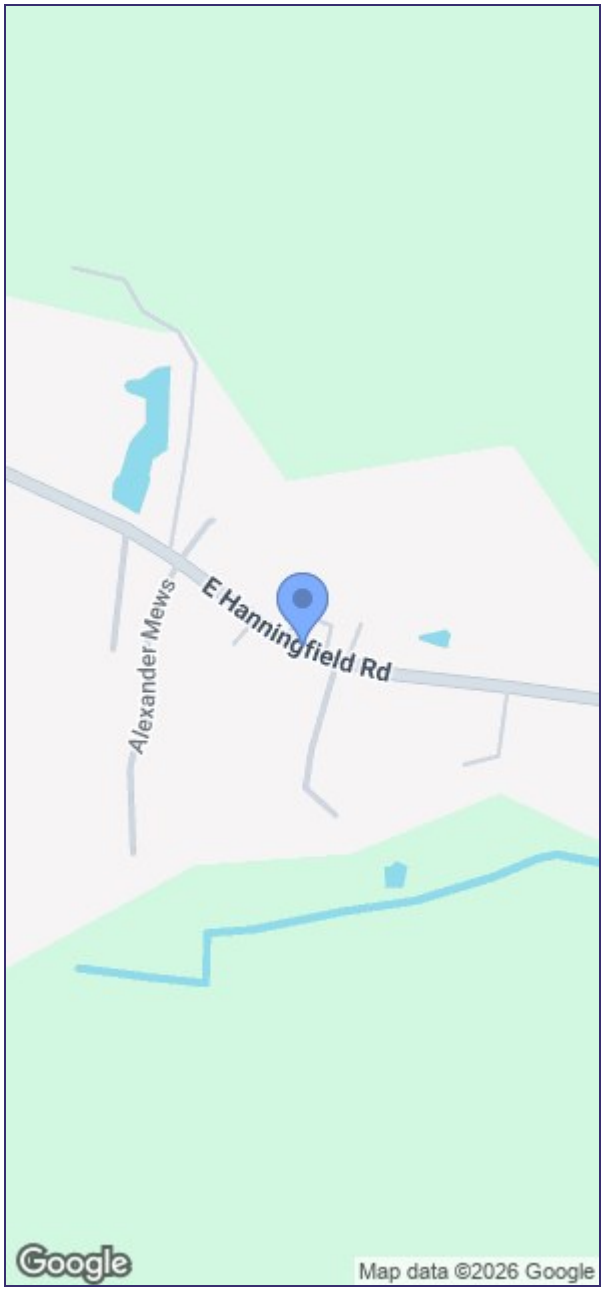









Ground Floor
First Floor
Second Floor
Sitting Room
Kitchen/ Family Room
WC
Pantry
Utility Room
Study
Entrance Hall
Family Room
Dining Room
Balcony
Master Bedroom
En-suite Shower Room
Dressing Room
Bedroom 2
Bathroom
En-suite Shower Room
En-suite Shower Room
Landing
Bedroom 4
Bedroom 3
Bedroom 6
Landing
Bedroom 5/ Games Room
Shower Room
Outbuilding
Garage
N
APPROX INTERNAL FLOOR AREA
TOTAL 363 SQ M 3896 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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