

Creephedge Lane, East Hanningfield , Essex CM3 8BP

£850,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £800,000 - £825,000... Set within grounds approaching half an acre is this wonderful character home. The attractive detached property has undergone extensive refurbishment and is now presented to an extremely high order throughout.

The house is set on an overall plot of just under half an acre and affords a carriage driveway with parking for numerous vehicles, large detached garage and established manicured gardens.

Appointed to very high standard and finished with all new plumbing and drains, new floor coverings, new bathrooms, kitchen/appliances, complete new Oil heating system with Worchester Bosch boiler, global radiators and Hive.

Located in a rural setting, close to East Hanningfield village and just 3 miles from South Woodham Ferrers where there are many amenities including supermarkets, railway station and primary and secondary schools.

Amenities within East Hanningfield include a primary school, post office/village shop and the highly regarded 'Vita Bella' Italian restaurant. Just 2.5 miles away are the A130 & A12 also making this an ideal home for a commuter. Sandon Park & Ride service into Chelmsford city centre and train station is less than 10 minutes drive away.







The property includes three bedrooms and bathroom to the first floor. On the ground floor is a reception hall with stained glass entrance door, living room with open plan to a family room, shower room/wc, study/bedroom 4, a wonderful recently installed fully fitted kitchen breakfast room and a separate utility room. Energy rating to be advised.

This property includes double glazing, oil radiator central heating with new boiler and tank, oak flooring, doors with thumb latch ironmongery, antique light switches & multi fuel burner.

Planning permission was granted in 2021 under Chelmsford City Council application no. 21/00973/FUL for 'M-shaped roof two storey rear addition and two storey pitched roof side extension with front and rear facing dormer windows'. Full plans, the decision notice and structural drawings are available from our office for collection or email.

ACCOMMODATION

First Floor

Bedroom 15'9 x 12'4 (4.80m x 3.76m)

Bedroom 15'8 x 9'1 (4.78m x 2.77m)

Bedroom 13'4 x 11'6 (4.06m x 3.51m)

Family Bathroom

Ground Floor

Reception Hall

Lounge 28'2 x 12' (8.59m x 3.66m)
Open plan to:

Family Room 13'1" x 10'2" (4m x 3.1m)
With feature glazed celling lantern.

Kitchen Breakfast Room 19'0" x 12'1" (5.8m x 3.7m)
White high quality units, Bosch built in appliances:- Induction hob, Double oven/grill, combination microwave oven & dishwasher, Liebherr Fridge/Freezer, Tristone countertops with moulded in upstands & Tristone 1.5 sink with waste disposal. Bordered Herringbone design porcelain tile floor, breakfast bar/seating area and pantry.

Study/Bedroom 4 9'0" x 8'8" (2.75m x 2.65m)

Shower Room

Utility Room 13' x 6' (3.96m x 1.83m)

EXTERIOR

Set on a plot of a fraction under half an acre. Carriage driveway providing parking for numerous cars leading to the double garage. The well tended gardens with many mature trees and shrubs surround the property.

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

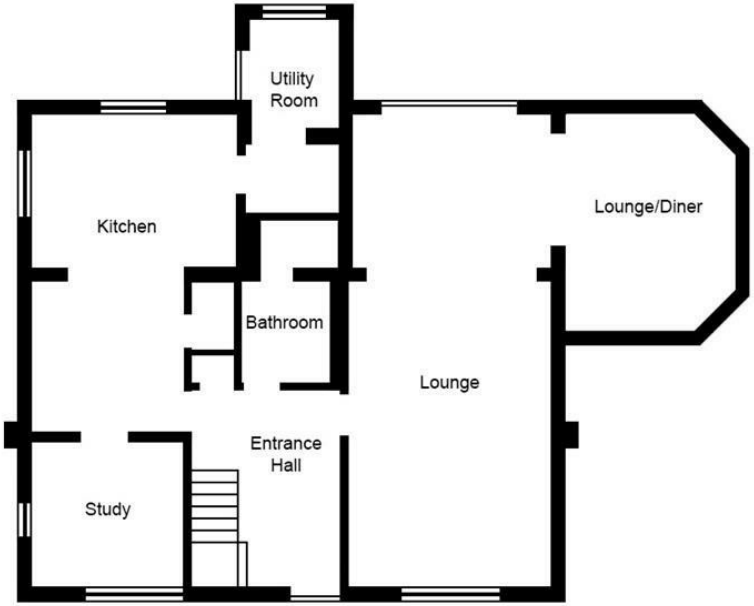
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly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

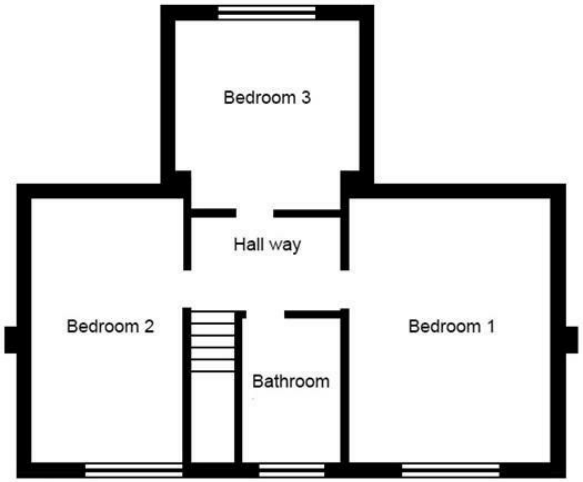










Utility Room
Kitchen
Lounge/Diner
Bathroom
Lounge
Entrance Hall
Study


Bedroom 3
Hall way
Bedroom 2
Bedroom 1
Bathroom


Creephedge Ln
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Bedroom 1