

Great Canney Hall, Hackmans Lane, Purleigh, Chelmsford CM3

FINE & COUNTRY









An exceptional contemporary country home offering panoramic Crouch Valley views, within approximately 1.5 acres of beautiful gardens, bordered by vineyards. Approached through electronically operated gates, the property enjoys commanding views across the surrounding vineyards and Crouch Valley. At the heart of the home is a magnificent bespoke kitchen by KitchenStudio. The kitchen flows seamlessly into the principal reception room, an exceptional space designed to capture the property's spectacular setting. A second reception room provides a more intimate setting for quieter occasions, while a versatile ground-floor bedroom offers excellent flexibility for guests, family members or those seeking single-level living. The first floor is approached via the striking handmade staircase and opens onto an impressive galleried landing overlooking the entrance hall below. This dramatic vantage point further emphasises the extraordinary volume and architectural ambition of the house. The principal bedroom suite provides a luxurious private retreat, incorporating a walk-through dressing area leading to a generous additional room. Currently arranged as a dressing room, this space has plumbing already in place to create an en-suite, or alternatively could be utilised as a fourth bedroom. Plans are in place for a substantial two-storey extension to the right-hand side of the house, subject to the necessary consents. The proposed Phase 2 scheme would create an impressive five-bedroom residence of approximately 5,500 sq ft. The grounds are every bit as impressive as the house itself. Extending to approximately 1.5 acres, the gardens incorporate broad areas of lawn, mature planting, secluded corners and a beautiful woodland section towards the bottom of the grounds. The terrace takes full advantage of the spectacular views and extraordinary sunsets across the Crouch Valley.









Council Tax Band: G

Tenure: Freehold

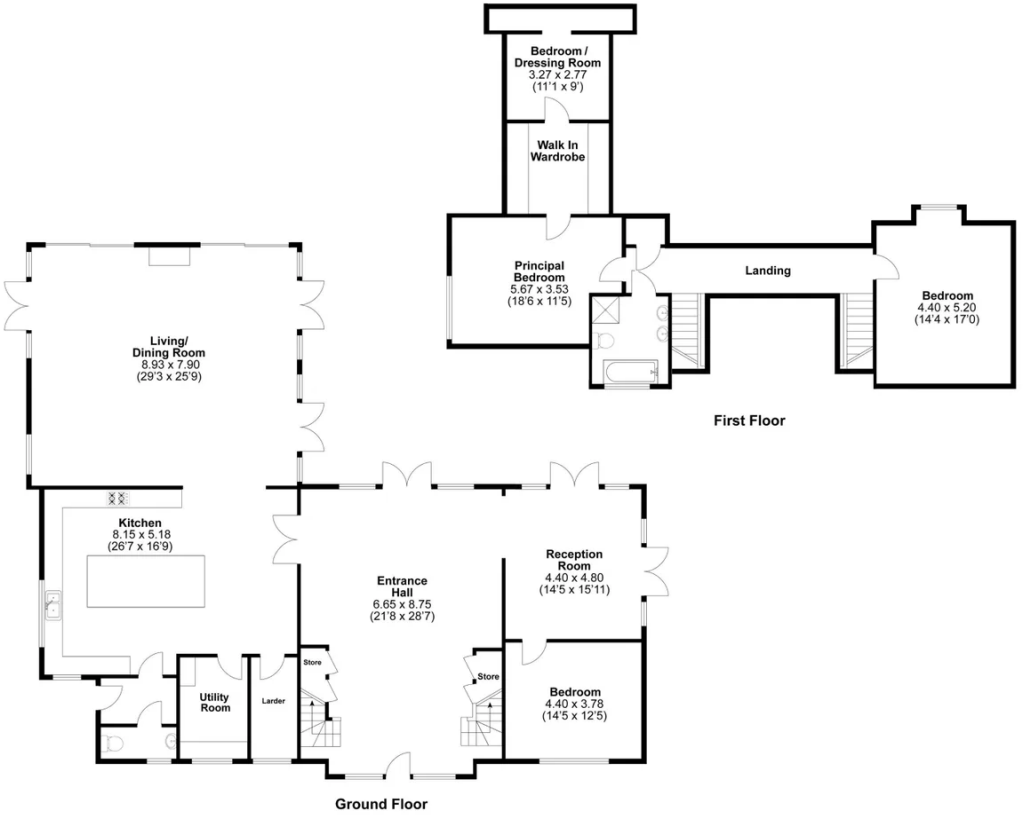
Property Type: Barn Conversion

Bedrooms: 3

Bathrooms: 1

Receptions: 3

- Stunning Country Home of elegant proportions
- CROUCH VALLEY VIEWS across the Vineyard
- Impressive double-height reception hall
- Bespoke kitchen with larder and utility
- 29ft. triple aspect reception rooms with far reaching views
- Further reception and ground floor bedroom
- Principal bedroom with dressing room (en-suite potential)
- Phase Two scheme to extend property
- Plot of 1.5 acres with gated access
- Sought-after village of Purleigh with excellent transport links



TOTAL FLOOR AREA: 3638 sq.ft. (338 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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