



Blind Lane, West Hanningfield , Essex CM2 8UF
£995,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Occupying a superb semi-rural position along a quiet country lane, yet conveniently situated just three miles from the A12, this truly individual four bedroom home offers an exceptional blend of character, craftsmanship and contemporary living. Designed by the current owners to their exacting specification and constructed approximately ten years ago using a striking Green Oak frame, the property is a genuine one-off residence enjoying a wonderfully private setting with delightful countryside views.



The accommodation is full of charm and impressive features throughout, including a magnificent lounge with vaulted ceiling creating a wonderful sense of space and character. At the heart of the home is an outstanding kitchen and family room, beautifully designed for modern living and entertaining, complete with a large central island and generous living space overlooking the gardens.

Externally, the property continues to impress with a large workshop, substantial timber framed carport and a versatile garden games room/studio with WC, ideal for home working, hobbies or entertaining. The grounds provide ample parking behind secure electric gates whilst enjoying a highly private 0.65 acre plot and peaceful surroundings.

Further benefits include air source heat pump underfloor heating, adding to the home's energy efficiency and modern comfort.

The village itself benefits from a highly regarded primary school whilst retaining excellent access to major road links and surrounding amenities.

Rarely does a property of such individuality and quality become available — a true one-off home offering character, privacy and lifestyle in equal measure.

EXTERIOR

Located on a plot of 0.65 of an acre. Driveway providing parking leading via double electric gates to further parking. Lovely gardens including a full width patio, lawns and pergola. At the end of the garden is a small fenced paddock and shelter, previously used for a pony.

Timber Framed Carport

1.5 car width.

Workshop 30' x 14' (9.14m x 4.27m)

Currently part divided into two rooms. Power connected.

Games Room/Studio/Home Office 27' x 16' (8.23m x 4.88m)

A most useful room ideal for a variety of uses. WC. Power connected.

APPROXIMATE ROOM SIZES

FIRST FLOOR

Master Bedroom

Comprehensive fitted furniture.

En-Suite Shower Room

Bedroom Two

Landing

A lovely room with sitting area looking over the lounge.

GROUND FLOOR

Reception Hall

Bedroom Three

Bedroom Four

Shower Room

Kitchen Dining & Family Room

Utility Room

Lounge

A fantastic room with valuated ceiling.

Study

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.



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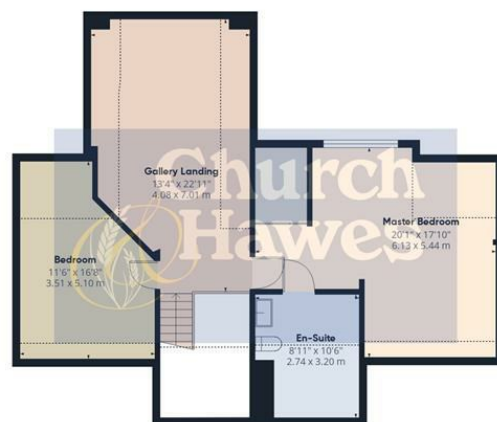
Church Hawes

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Floor 0 Building 1



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Approximate total area⁽¹⁾

1918 ft²
178.2 m²

Reduced headroom

223 ft²
20.7 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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