



Willows East Hanningfield Road, Sandon , CM2 7TQ
£1,250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Contemporary detached residence constructed in 2014, occupying an impressive overall plot of approximately 0.6 of an acre, discreetly positioned just off the highly regarded East Hanningfield Road in Sandon. The property offers exceptional open plan living centred around a striking open plan 42' x 21'7" (max) kitchen, dining and sitting room area, complemented by a separate spacious fourth bedroom/snug, utility room and ground floor wet room. To the first floor a galleried landing provides access to three well proportioned bedrooms, including an impressive principal suite featuring a large ensuite, walk in dressing room and balcony enjoying delightful views over the grounds, together with a generous 15' x 7' family bathroom. Externally the property is set within beautifully sized grounds approaching 0.6 of an acre, incorporating a substantial rear garden with 19'8" x 16' outbuilding, while to the front there is a generous driveway and carport providing extensive parking. Energy rating D.

FIRST FLOOR

Landing

Master Bedroom Suite 16'9" x 14'3" > 12'2" (5.11m x 4.34m > 3.71m)

Ensuite 12'2" x 4'6" (3.71m x 1.37m)

Walk In Dressing Room 13'9" x 9'1" (4.19m x 2.77m)

Bedroom Two 15'11" into eaves x 13'1" (4.85m into eaves x 3.99m)

Bedroom Three 13' x 11'5" (3.96m x 3.48m)

Bathroom 14'11" x 7' (4.55m x 2.13m)

GROUND FLOOR

Entrance Hall

Open Plan Sitting Room, Kitchen/Dining Room 42' x 21'7" > 11'10" (12.80m x 6.58m > 3.61m)

Kitchen Area 18'3" x 18'1"

Utility Room 9'4" x 8'11" > 5'7" (2.84m x 2.72m > 1.70m)

Bedroom Four/Snug 15'10" x 12'11" (4.83m x 3.94m)

Wet Room 6'7" x 5'9" (2.01m x 1.75m)

EXTERIOR

Front

Carport 18'9" x 15'4" (5.72m x 4.67m)

Rear Garden

Outbuilding 19'8" x 16' (5.99m x 4.88m)

BBQ Hut

Services

Drainage - Full treatment plant. Heating - Calor Gas Tank.

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.

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.

