



Walkers
People & Property

East Hanningfield Road, Sandon. CM2 7TQ

Guide Price £1,750,000



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Golden Oaks is a home of remarkable proportions, newly constructed with exquisite craftsmanship and an uncompromising attention to detail. From the outset, the sense of scale is striking, with ceiling heights reaching an impressive 3.6 metres in parts, and beautifully proportioned rooms with generous expanses of glazing.

Set within grounds extending to approximately a quarter of an acre, with a generous private driveway, Golden Oaks has been designed to impress without sacrificing the warmth and comfort of a family home.

The principal living accommodation is every bit as impressive as the architecture suggests. At its heart is a magnificent open-plan kitchen, dining and family room. A substantial roof lantern introduces additional natural light, while the bespoke kitchen combines traditional cabinetry with stone worktops, a generous central island, dedicated pantry storage, and an extensive selection of premium NEFF appliances.

One of the most notable features is the beautiful engineered oak flooring, including distinctive herringbone detailing, bringing warmth and texture to the interiors, with underfloor heating throughout the ground floor. A contemporary bioethanol fireplace provides an attractive focal point to the separate lounge, and the accommodation is further complemented by a separate reception room, a dedicated home office, and a practical utility room.

The attention to detail continues throughout the bedroom accommodation, where generous proportions create a selection of wonderfully designed rooms. Up to five substantial bedrooms are served by four beautifully appointed bathrooms, including three en-suite facilities, offering versatility for family life and visiting guests. The principal bedroom is particularly luxurious, with a walk-in wardrobe provision and an elegant en-suite designed with the atmosphere of a boutique hotel.

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Across the bathrooms, Nosa luxury vanity furniture, stone-resin basins, marble finishes, contemporary porcelain tiling and premium Hansgrohe brassware have been selected for their quality and understated appeal. Underfloor heating extends to the first-floor bathrooms.

An air-source heat pump, high levels of insulation, energy-efficient glazing and an airtight building design contribute to an impressive thermal specification. Further features include smart controls, provision for electric vehicle charging, a wired Eufy CCTV system, internal fire doors and a high-performance Hörmann entrance door with enhanced multipoint locking.

Anti-Money Laundering Checks and Legal Support:

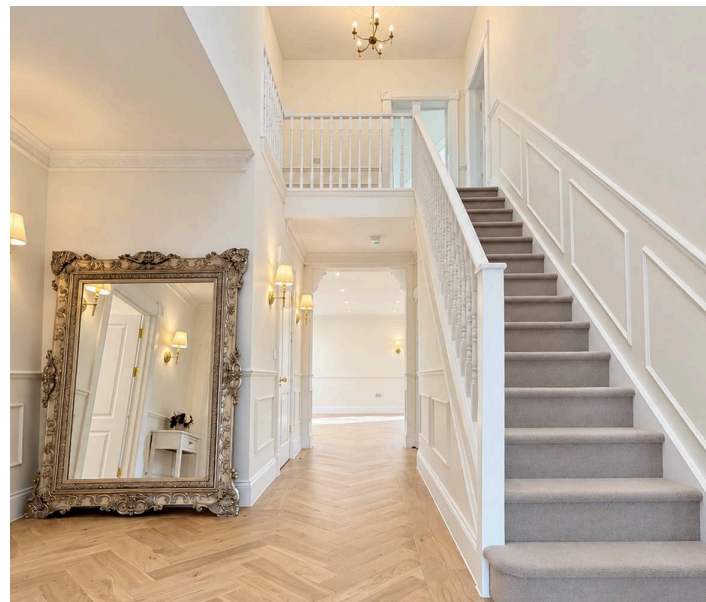
A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

Council Tax band: TBD

Tenure: Freehold

PED Predicted Energy Assessment: 86

EPC Environmental Impact Rating: 97









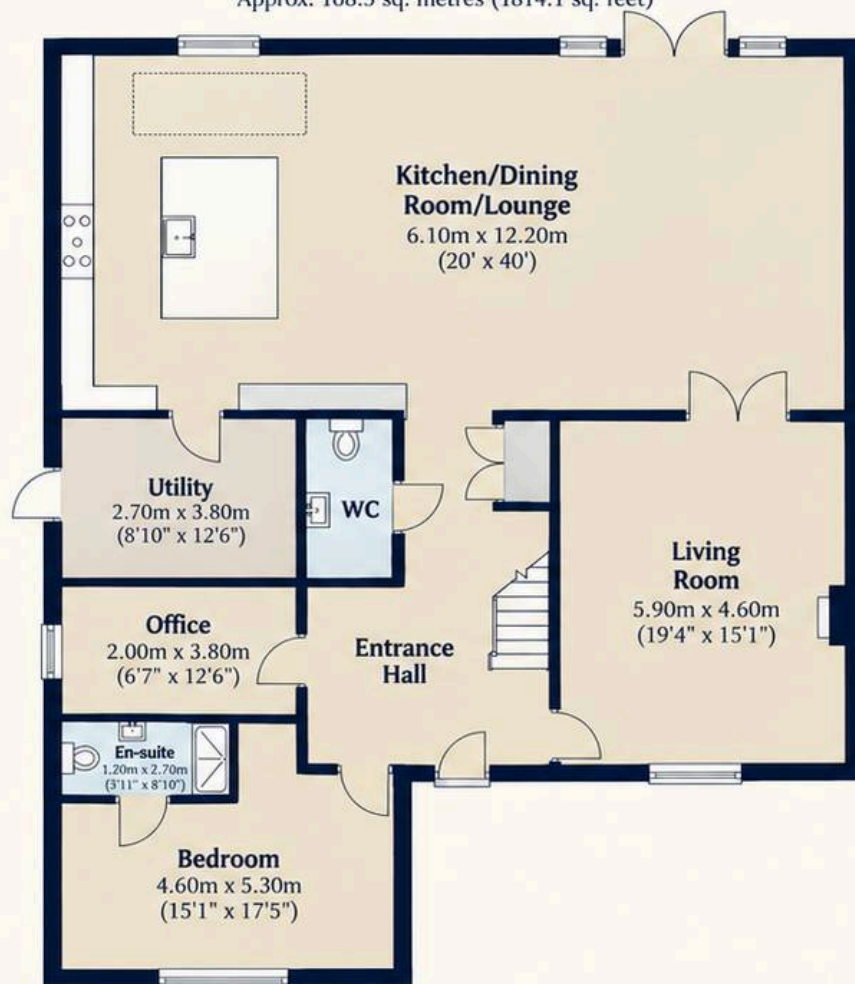
Golden Oaks

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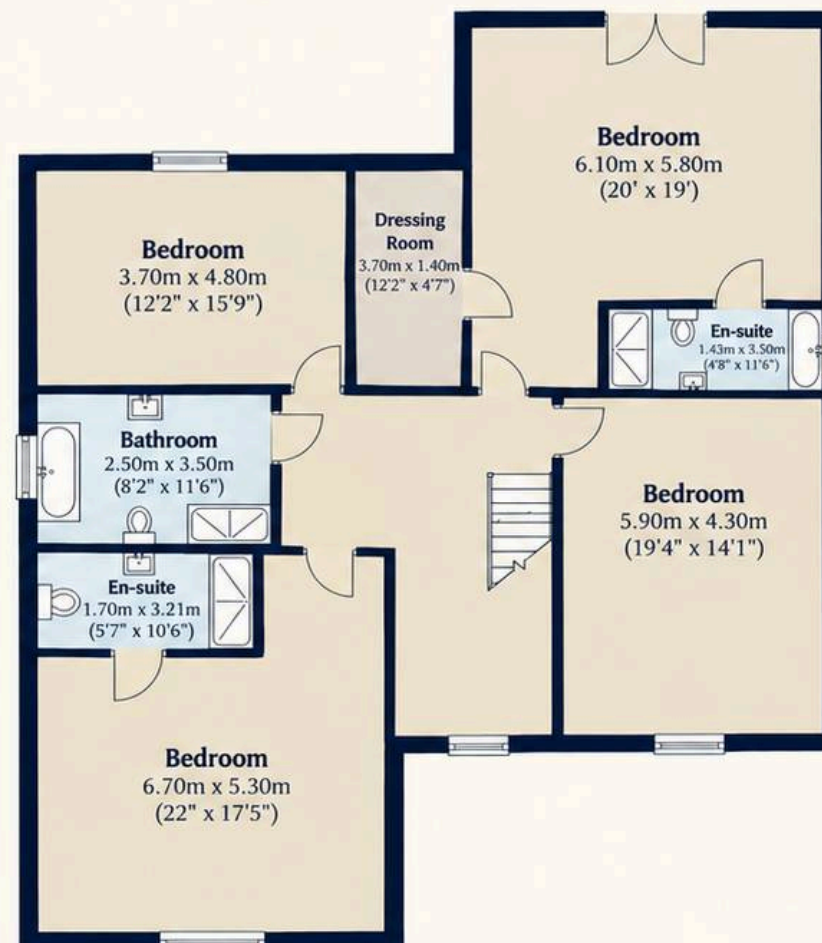
Ground Floor

Approx. 168.5 sq. metres (1814.1 sq. feet)



First Floor

Approx. 150.3 sq. metres (1617.9 sq. feet)



Total area: approx. 321.0 sq. metres (3455.6 sq. feet)

For identification purposes only. Measurements are approximate.

About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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01277 355005



Our Website
www.walkersstates.co.uk



Our Address
90 High Street
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