



Hall Lane, Shenfield

Hall Lane Shenfield

Offers in Excess of £1,500,000

Stunning Grade II Listed Farmhouse with Leisure Facilities & Land Set within approximately 2.42 acres (stls) of beautiful mature grounds, this exceptional Grade II listed farmhouse combines period charm with outstanding modern family living, all within 2.3 miles of Shenfield Station and the Elizabeth Line. Dating back in part to the 17th Century, the property offers five bedrooms, characterful reception rooms with exposed beams and inglenook fireplaces, a vaulted kitchen/breakfast room and a bespoke garden room overlooking the gardens. The impressive grounds feature a heated outdoor swimming pool, tennis court, former stables converted into leisure and games rooms, extensive terraces and a covered BBQ entertaining area. Occupying a peaceful semi-rural setting with open farmland views, yet offering excellent access to London, the A12 and M25, this is a rare opportunity to enjoy country living without compromise. Mains electricity and



water Private well Private drainage (Conder Septic Tank) Oil fired heating An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Lounge 18' 2" x 16' 6" (5.53m x 5.03m)

Dining Room 17' 3" x 15' 7" (5.25m x 4.75m)

Kitchen 21' 9" x 10' 4" (6.62m x 3.15m)

Reception 26' 5" x 11' 5" (8.05m x 3.48m)

lounge 2 16' 6" x 10' 8" (5.03m x 3.25m)

Conservatory 22' 2" x 12' 2" (6.75m x 3.71m)

Bedroom 1 15' 3" x 11' 8" (4.64m x 3.55m)

Bedroom 2 15' 7" x 10' 6" (4.75m x 3.20m)

Bedroom 3 17' 2" x 10' 5" (5.23m x 3.17m)

Bedroom 4 17' 2" x 10' 5" (5.23m x 3.17m)













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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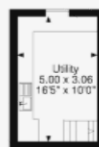
Council Tax Band G

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



Approximate Gross Internal Area
Main House = 3594 Sq Ft/334 Sq M
Quoted Area Excludes 'External Boiler Room'



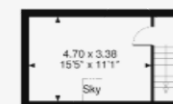
Basement



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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