



Hilltop Views
Rettendon Common | Chelmsford | Essex | CM3 8EA

STEP INSIDE

This exceptional residence offers over 11,884 sq. ft., of accommodation including a magnificent 7-bedroom main house featuring an indoor swimming pool, large private gym, home cinema and extensive entertaining and leisure spaces throughout. The property also includes two self-contained one-bedroom annexes, a detached entertainment building and a substantial triple garage block with auxiliary accommodation above, creating a highly versatile multi-generational or income-generating estate.

Hilltop Views benefits from three gated accesses from the road: Two form a sweeping in-and-out carriage driveway to the main residence, creating a grand and private approach.

The third provides direct access to the triple garage and auxiliary accommodation.

The main residence offers beautifully designed accommodation including 7 bedrooms, expansive living and entertaining spaces, Games and leisure areas and a luxury home cinema. An exceptional double-island kitchen designed for large-scale entertaining, a large indoor swimming pool complex and fully private gym currently under construction.

In addition to the principal house, the estate features:

A detached entertainment building

Two self-contained one-bedroom annexes, ideal for extended family living, staff accommodation, or rental income

A feature detached garage block with auxiliary accommodation above

Set in a commanding elevated position, the grounds extend to approximately 8 acres, offering privacy, seclusion, and uninterrupted countryside views, while remaining conveniently located for access to Chelmsford city centre and major transport links.

You are welcomed into this exceptional residence via a grand entrance hall that leads directly into a bespoke living and entertaining space — an impressive focal point of the home, complete with a luxury home bar, making it ideal for both formal entertaining and relaxed social gatherings. This space flows seamlessly through double doors into the spectacular private cinema room, fully equipped with a surround sound system and bespoke tiered seating for up to fourteen guests, delivering a truly immersive, cinematic experience within the comfort of your own home.

At the heart of the property lies the stylish bespoke kitchen, thoughtfully designed for both everyday family living and large-scale entertaining. It is fitted with Siemens touch-screen digital ovens, a Siemens dishwasher, Fisher & Paykel refrigeration, and finished with sleek quartz worktops. Discreet hidden doors lead through to a newly completed, high-end utility room, superbly appointed with two washing machines and two dryers, providing practical functionality without compromising on aesthetics. The kitchen further benefits from bi-folding doors opening directly onto the outdoor entertaining terrace, creating a seamless indoor-outdoor lifestyle.

The detached summer entertainment building offers an exceptional social space, fully equipped with beer pumps, a surround sound system, and DMX lighting, providing the perfect environment for hosting memorable events, celebrations, and summer evenings with family and friends.

Back within the main house, a dedicated Games Room offers a further versatile leisure space, ideal for family relaxation, recreation, and unwinding away from the pace of daily life.

For further leisure and relaxation, the indoor Swimming Pool Complex forms a stand-out feature of the home and an exceptional private wellness space. Operated via an air source heat pump, the pool is equipped with a diving board and an electric safety cover and is complemented by an eight-person sauna, creating a luxurious spa-style environment for year-round enjoyment. A fully equipped gym, currently under construction, is conveniently positioned at the end of the leisure suite, completing this impressive health and wellbeing zone.

Ascending to the first floor via a striking timber staircase with glazed balustrades, the principal bedroom suite provides a luxurious and private retreat. This superb space features two walk-in dressing rooms and a beautifully appointed en-suite bathroom fitted with Villeroy & Boch sanitaryware, offering both elegance and comfort. This level also hosts four further generously proportioned bedrooms one with an additional en-suite and a stylish family bathroom.

A further staircase leads to the second floor, where two additional bedrooms and a shower room provide flexible and versatile accommodation, ideal for family members or guests.















STEP OUTSIDE

The landscaped grounds and gardens extend to approximately 8 acres, offering multiple areas for entertaining, including sun terraces, covered seating/BBQ areas, a seated fire pit and leisure spaces. Beyond, the grounds feature a lake, golf zone, garden room and peaceful relaxation areas, providing a stunning outdoor lifestyle environment. Bespoke heated Triple Garaging provides secure, climate-controlled storage for classic cars and high-end vehicles.

Additional features include underfloor heating, app-controlled LED lighting, CCTV and two EV car charging points.

Rettendon Common is set amidst beautiful countryside and bridleways, while offering excellent village amenities including a primary school, local shops, All Saints' Church, and close proximity to RHS Hyde Hall, the renowned Vita Bella restaurant, and Hanningfield Reservoir. The area benefits from excellent transport links via the A130, A12 and M25, with mainline rail services from nearby Chelmsford City Centre. There is an excellent selection of local schools, with further highly regarded educational facilities in Chelmsford, including King Edward VI Grammar School and New Hall School.

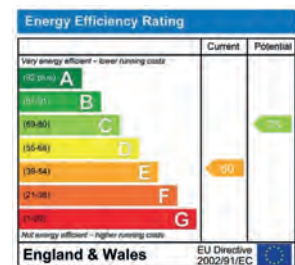
Nearby attractions include Beechwoods Equestrian Centre, Battlesbridge Antiques Centre, RHS Hyde Hall and the scenic Hanningfields, offering superb countryside walks. Rettendon Common is approximately 2.5 miles from South Woodham Ferrers, 4 miles from Wickford (with services to London Liverpool Street in around 40 minutes), while the vibrant Chelmsford City Centre is about 7.5 miles away.





TOTAL FLOOR AREA: 11884.3 sq.ft. (1103.8 sq.m.) approx.
MAIN HOUSE: 7903 sq.ft. (734.1 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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