

Most impressive detached 5 bedroom family home enjoying spectacular countryside views from every aspect.



SET BACK FROM THE COUNTRY LANE ALONG WHICH THE RED HOUSE SITS AND OCCUPYING A PLOT OF APPROX 4.9 ACRES IN TOTAL (STS) WHICH IS DIVIDED ROUGHLY INTO 1.9 ACRES OF BEAUTIFUL GARDENS AND A 3 ACRE FENCED AND GATED FIELD OR Paddock TO THE REAR WHICH WOULD BE OF HUGE INTEREST TO BUYERS WITH AN EQUESTRIAN INTEREST. THE RED HOUSE OFFERS SPACIOUS AND VERY WELL APPOINTED FAMILY ACCOMMODATION INCLUDING 5 BEDROOMS (WITH EN-SUITE TO MASTER) AND 4 RECEPTION ROOMS WHICH INCLUDE A DELIGHTFUL TRIPLE ASPECT LOUNGE WITH ATTRACTIVE OPEN FIREPLACE AND A STUNNING COUNTRY COTTAGE STYLE KITCHEN AND BREAKFAST ROOM - ALL OF WHICH ENJOY UNINTERRUPTED VIEWS OF THE BEAUTIFUL GARDENS AND COUNTRYSIDE BEYOND.

O.I.R.O £1,325,000 FREEHOLD





THE RED HOUSE

WEST HANNINGFIELD ROAD
WEST HANNINGFIELD

Set back from the quiet country lane that is West Hanningfield Road and enjoying stunning and far reaching countryside views in every direction but only a short drive from the A12, with easy access to the M25 and beyond, Chelmsford and Billericay, The Red House would be the perfect location if you are looking for a substantial family home where you can enjoy the peace and quiet of country life whilst not being 'too' far from the madding crowd!

Built in the 1920's and extended and refurbished by the present vendors to an extremely high standard throughout, The Red House has the sort of solid and sturdy feel of quality and substance which is so absent in many homes these days and this is certainly reflected in the garden which has obviously been a similar labour of love since the owners purchased the property some 10 years ago.

Each and every room benefits from the most delightful views of the garden and countryside beyond which is virtually uninterrupted by other properties as the photographs of the views we have supplied show. It is obvious that quality and craftsmanship were the watchwords when the refurbishment of this property was undertaken by the Vendors and this is evident in every room but most especially the delightful triple aspect lounge which features a magnificent fireplace and solid oak beams and the stunning kitchen and breakfast room fitted with an extensive range of bespoke kitchen units which incorporate an impressive range of integral appliances as well as a four oven oil fired AGA.

The property boasts a double detached garage and extensive off street parking behind two sets of solid timber gates and a large summer house with power and light etc which could be put to any number of possible uses including an office, gym or play room etc. (subject to separate negotiation). All in all, a most impressive and spacious family home of substance and style which has been refurbished to an extremely high standard throughout and offers versatile family accommodation with the benefit of stunning views to all aspects.





SUMMARY

- Unique opportunity to acquire a stunning DETACHED family home set in beautiful grounds of approx 4.85 acres (STS)
- Quiet and secluded country lane setting
- Few minutes drive of the A12, Stock village, Chelmsford and Billericay.
- 5 Bedrooms including 4 doubles.
- En-suite bathroom to master bedroom.
- 4 reception rooms including triple aspect lounge with feature fireplace.
- Stunning bespoke fitted kitchen and breakfast room with far reaching countryside views.
- Study / family room
- Separate dining room
- Delightful mature landscaped gardens
- Enclosed 3 acre paddock (STS)
- Double garage with ample off street parking
- Far reaching countryside views from every aspect.
- Utility room plus useful summerhouse and further storage areas.

GROUND FLOOR

Entrance Hall 24'6" (7.48m) x 9'4" (2.84m) max

Lounge 20'10" (6.35m) x 18'6" (5.65m) max

A beautiful light and airy triple aspect room enjoying stunning views of the garden and countryside beyond. Most attractive fireplace with solid oak mantle and surround inset with gas coal effect fire and black granite hearth. Wealth of exposed solid oak timbers.

Dining Room 18'3" (5.56m) x 12'10" (3.92m) max

Delightful spacious dining room looking on to the rear garden and patio area and the countryside beyond. Most attractive stone fireplace inset with gas coal effect fire and stone hearth.

Kitchen & Breakfast Room 22'3" (6.80m) x 21'8" (6.62m) max

Spacious and well appointed triple aspect kitchen and breakfast room fitted with an extensive range of quality bespoke base and eye level units including pull-out larder units and incorporating an impressive range of integrated appliances including fridge, freezer and dishwasher. Black granite worktops and inset with white ceramic double sink with mixer tap. Four oven oil fired AGA in black with chrome hot plate lids. A truly delightful and spacious family room which is no doubt the heart of this lovely home, as any good kitchen / breakfast room should be, and kept cosy warm by the AGA whatever the English weather throws at you!

Study / Family Room 13'10" (4.24m) x 12' (3.54m) max

Ground Floor Cloakroom

Fitted with quality two piece suite in white with low level w.c and wash hand basin. Fully tiled.

Utility Rooms

Fitted with range of quality base and eye level units with black granite work top and inset with double sink and mixer tap, all of which mirror those of the kitchen. The washing machine and tumble drier are set behind matching cupboard doors.



FIRST FLOOR

Master Bedroom 20.9" (6.33m) x 15'4" (4.68m) max

Delightful light and airy triple aspect room enjoying views of the garden on all three sides and of course the countryside beyond.

En-suite bathroom

Most charming en-suite fitted with quality three piece suite in white with extra long bath (with hand shower) low level w.c and wash hand basin. Fully tiled.

Bedroom 2 12' (3.66m) x 11'7" (3.53m) max

Fitted with quality bedroom furniture in white including two double wardrobes and set of draws.

Bedroom 3 14' (4.25m) x 11' 8" (3.56m) max

Built-in double wardrobe.

Bedroom 4 12' (3.64m) x 11'7" (3.54m) max

Bedroom 5 9'11" (3.02m) x 8'6" (2.60m) max

Fitted double wardrobe.

Family Bathroom

Fitted with quality three piece suite in white including bath with Aqualisa shower over with glass door. Wash hand basin and low level w.c. Fully tiled.





Energy Performance Certificate



The Red House, West Hanningfield Road, West Hanningfield, CHELMSFORD, CM2 8UB

Dwelling type: Detached house Reference number: 0195-2889-6160-9902-8585
 Date of assessment: 01 June 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 June 2012 Total floor area: 246 m²

Use this document to:

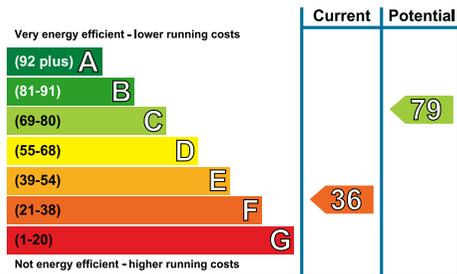
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£9,684
Over 3 years you could save	£5,646

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£525 over 3 years	£264 over 3 years	You could save £5,646 over 3 years
Heating	£8,292 over 3 years	£3,483 over 3 years	
Hot Water	£867 over 3 years	£291 over 3 years	
Totals	£9,684	£4,038	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£219	✓
2 Internal or external wall insulation	£4,000 - £14,000	£3,333	✓
3 Floor insulation	£800 - £1,200	£621	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.





OUTSIDE

Approached via two sets of solid timber gates providing access to the large drive with off street secure parking for several cars, the double detached brick built garage, gardens and property.

The house sits in approx 1.85 acres of beautifully maintained formal gardens which include a large patio to the rear with far reaching countryside views. The gardens are mostly laid to lawn with well established beds and borders abundantly planted with a wide range of mature trees, shrubs and perennials providing year round colour and interest including a large and most impressive rose garden which has obviously been a labour of love and we understand is a pleasure to the senses during the summer months.

To the rear of the property is an enclosed field or paddock of approx 3 acres which is currently left to grass and cut once a year, however, with two gated access points, this would make an ideal enclosure for those with equestrian interests with ample room for stables and associated buildings (Subject to planning permission) and access to an extensive range of permissive bridle paths and hacks.

Double Detached Brick Built Garage 22' (6.70m) x 19' (5.80m)
With remote up and over door.

Fully Insulated Timber Summer House (subject to separate negotiation) 20' (6.10m) x 14' (4.27m)
Power and light.

Greenhouse 15' (4.60m) x 11' (3.35m)
Part Brick with UPVC frame.

Various other sheds and storage areas.

Please be aware that it may NOT be assumed that the fixtures and fittings mentioned in the above details are included within the sale price of the property and may well be subject to separate negotiation. Prospective purchasers should make appropriate enquiries of the vendors to satisfy themselves as to the actual fixtures and fittings included within the sale before proceeding with any purchase if their inclusion or otherwise would have a bearing on their intention to proceed with the purchase of the property. If in doubt, seek professional advice on this matter. These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide; no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in these particulars. M-Estates do not make or give, whether in these particulars, during negotiations or otherwise any representation whatsoever in relation to this property. Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers. Therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until their solicitors have verified it. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph/s or plans of the property. The sale particulars may change in the course of time and any interested party is advised to make final inspection of the property prior to exchange of contracts



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The agent *for* the village *in* the village