



Church Road, West Hanningfield, CM2

BUTLER & STAG



This truly stunning three-bedroom cottage, originally built in the 1600s, is nestled within the delightful village of West Hanningfield, approximately 6 miles south of Chelmsford. Beautifully maintained and sympathetically improved over the years, the property retains a wealth of period features, creating a charming blend of old-world character and modern convenience.



Freehold

- Unlisted 16th Century Detached Cottage
- Three Bedrooms/Two Bathrooms
- Unobstructed Countryside Views
- Inglebrook Feature Fireplace
- Private Gated Driveway
- Detached Garage/Workshop
- Stunning Landscaped Gardens
- 1357 Sq. ft

Entering the property from the side, you're greeted by a welcoming utility area with a staircase leading to the first floor. The bright and spacious lounge is a perfect place to relax, featuring a stunning red-brick Inglebrook fireplace that adds a touch of historic charm. The lounge flows seamlessly into the study area, offering versatile space for working from home or quiet reflection.

At the rear of the cottage, you'll find a delightful country-style kitchen, offering picturesque views of open farmland. The traditional kitchen has a butler sink, granite work surfaces and antique storage cupboard. The kitchen is fitted with bespoke units and worktops, complemented by period-correct furniture and fittings that maintain the cottage's rustic charm. From here, you can step into the oak-framed dining/conservatory, a lovely extension to the home, where you can enjoy views of the beautifully landscaped gardens and the surrounding farmland.

The ground floor also benefits from a double bedroom with an en-suite shower room, offering the perfect retreat for guests or those seeking single-floor living. Upstairs, the first floor is home to two further bedrooms, both with fitted wardrobes, providing plenty of storage space. The family bathroom is thoughtfully designed with a panel bath, low-level WC, and wash hand basin.

Externally, the cottage stands in beautifully landscaped gardens, offering a serene setting to unwind and enjoy the countryside. The property sits on a plot of approximately 0.4 acres and includes a detached garage/workshop and an iron-gated driveway, providing ample parking space.

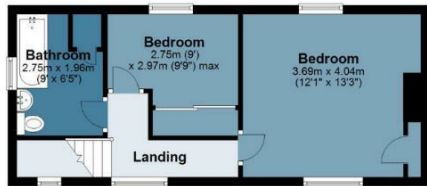
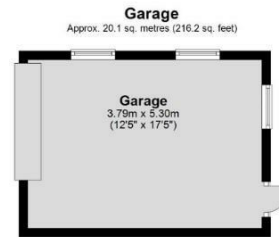
Cob Cottage offers a unique opportunity to own a piece of history, combining the best of period charm with modern improvements, all within a peaceful and picturesque village setting. This truly is a special home for those seeking both





West Hanningfield

Approx. Gross Internal Area 126.1 sq. metres (1357.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.