



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
- Inglenook 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 Inglenook 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

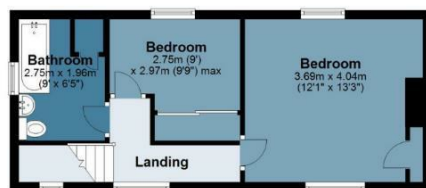
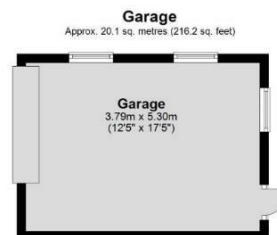
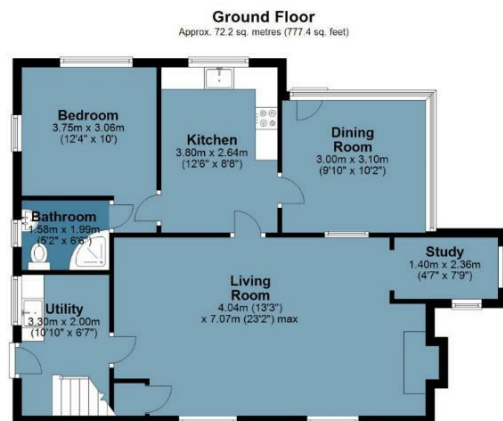




West Hanningfield

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

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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.