

Beresfords

COUNTRY

& Village







WEST HANNINGFIELD ROAD | WEST HANNINGFIELD

WEST HANNINGFIELD ROAD I WEST HANNINGFIELD I CHELMSFORD I ESSEX I CM2 8UE

One of the property's most notable attributes is its balance of rural tranquility and accessibility. Billericay High Street and its mainline railway station are approximately 5.4 miles away, offering a selection of shops, restaurants, cafés and commuter connections. Chelmsford city centre is approximately 5.8 miles away, providing a wider range of shopping, leisure and recreational facilities, together with its own mainline railway station.

Guide Price £785,000







A charming late Georgian Detached Cottage in an Idyllic Rural Setting

Offering a rare opportunity to acquire a charming, detached period cottage, set within an impressive plot of approximately 0.4 of an acre and surrounded by beautiful open countryside, this characterful home presents enormous potential for those looking to create a truly special country residence. Rich in original features and traditional charm including two original fireplaces with wood burners, the property requires a programme of updating and modernization, providing the incoming purchaser with the opportunity to restore, enhance and personalize the accommodation to suit modern-day living, whilst retaining the character and appeal of this period home.

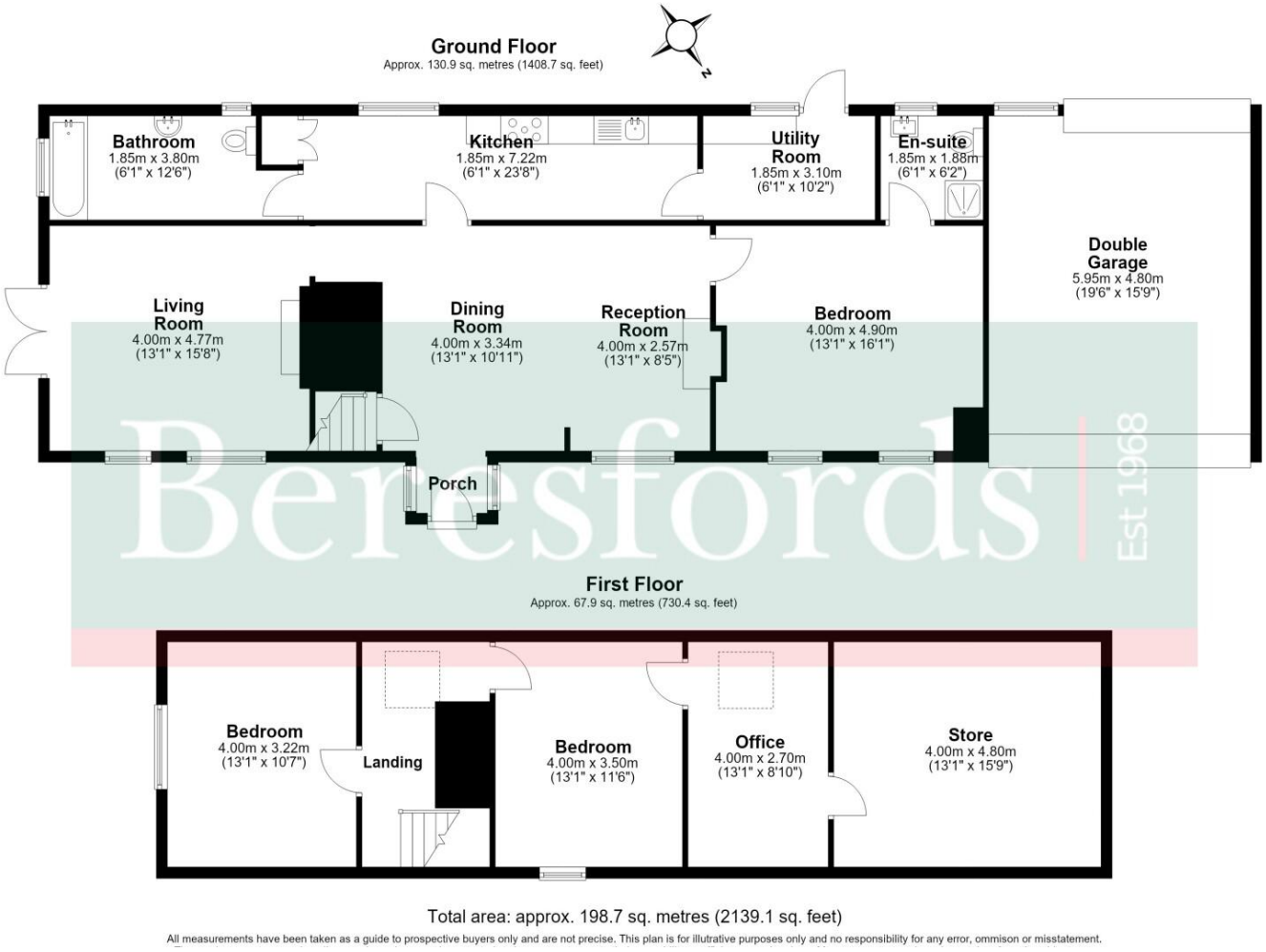
Occupying a wonderful rural position, the cottage enjoys an attractive mature plot with a sense of space, privacy and connection to the surrounding countryside. Despite its peaceful setting, the property remains conveniently positioned for access to both Billericay and Chelmsford, making it an appealing prospect for those seeking a countryside lifestyle without being too far removed from established town centre's, mainline railway stations and a range of everyday amenities.

The accommodation is arranged over two floors and offers a versatile layout, comprising three bedrooms, including a ground-floor bedroom with an en-suite shower room, together with two further bedrooms on the first floor, a study and an additional storeroom. The ground floor provides a variety of reception areas, including a lounge with fireplace, a separate dining area and a further TV snug, creating flexibility for family life, entertaining and relaxation. The kitchen and utility room are positioned to the rear of the property, alongside a ground-floor bathroom.

The cottage retains a wealth of original character and offers an exciting blank canvas for a purchaser with vision. Whether the intention is to sympathetically restore the existing accommodation, reconfigure the internal layout or explore the potential to extend, subject to the necessary planning permissions and consents, there is ample scope to create a home that combines period charm with the comfort and practicality expected of modern living.

Externally, the property stands within a generous plot of approximately 0.4 of an acre, featuring a wonderful, mature setting that complements the cottage's rural surroundings. The grounds offer considerable appeal to those who appreciate outdoor space, gardening, entertaining or simply enjoying the tranquility of the countryside. A double garage positioned to the side of the property provides valuable parking and storage facilities, further enhancing the practicality of this appealing home.

Being offered for sale with no onward chain, this distinctive detached cottage represents an exciting opportunity for buyers seeking property with land, privacy and significant potential. With its established rural setting, generous plot, original features and scope for improvement, the property is ideally suited to purchasers looking to undertake a renovation project and create a bespoke country home in a highly appealing location.









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