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SOLD

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South Hanningfield Way, Wickford Guide price £700,000

- Spacious 2400 sq ft residence offering versatile family accommodation
- Three reception rooms plus study, providing excellent living space
- Detached outbuilding – ideal for a home office, gym, or annexe (STPP)
- Expansive shingle driveway with ample off-street parking for several vehicles
- Prime location just 1.1 miles from Wickford Station (London in under an hour)
- Five generous double bedrooms – three with private en-suite bathrooms
- Flexible ground floor layout with potential sixth bedroom & shower room
- Impressive principal suite with fitted wardrobes and en-suite bathroom
- Secluded, private gardens offering peace and outdoor enjoyment
- Excellent schools nearby, including Beauchamps High School (Ofsted Outstanding)

Aspire Estate Agents Basildon are delighted to present this exceptional 2400 sq ft family residence, tucked away in a peaceful and secluded location yet within easy reach of Wickford town centre and mainline station. This deceptively spacious home offers versatile living accommodation across two floors, perfectly suited to modern family life, with the added benefit of a detached outbuilding that provides excellent potential to create a home office, studio or even a self-contained annexe (subject to planning).

As you step inside, a welcoming entrance hall sets the tone for the property, offering an immediate sense of space and light. From here, the layout flows into a bright and airy kitchen/breakfast room with a practical breakfast bar and a useful utility room, providing ample storage and functionality. The impressive sitting room, positioned at the rear of the house, enjoys French doors that open out onto the garden, seamlessly connecting the indoor and outdoor living spaces. This leads naturally into the dining room, making it ideal for entertaining. A study is located to the front of the property and, with the adjoining ground floor shower room, could easily be utilised as a sixth bedroom, offering flexibility for elderly relatives, guests, or teenagers seeking independence.

The first floor is approached via an elegant staircase leading to a bright galleried landing. The principal bedroom suite is a real highlight, offering a spacious double bedroom with fitted wardrobes and a private en-suite bathroom. The remaining four bedrooms are all generous doubles, two of which also benefit from en-suite facilities, ensuring comfort and privacy for the whole family.

Ground Floor

Sitting Room: 17'3 × 14'1 (5.26m × 4.29m)

Dining Room: 12'4 × 11'2 (3.76m × 3.40m)

Kitchen/Breakfast Room: 17'4 × 14'8 (5.28m × 4.47m)

Utility: 9'10 × 6'3 (3.00m × 1.91m)

Family Room: 14'9 × 12'1 (4.50m × 3.68m)

Hall & WC (no measurements shown)

First Floor

Bedroom 1: 14'2 × 14'1 (4.32m × 4.29m)

Bedroom 2: 14'0 × 13'3 (4.27m × 4.04m)

Bedroom 3: 14'9 × 12'1 (4.50m × 3.68m)

Bedroom 4: 12'5 × 10'10 (3.78m × 3.30m)

Bedroom 5: 9'10 × 8'9 (3.00m × 2.67m)

Landing, Bathroom, Ensuite, WC (no measurements shown)

Outbuildings

Store: 20'3 × 9'6 (6.17m × 2.90m)

Store: 19'9 × 9'6 (6.02m × 2.90m)

Games Room: 19'9 × 12'4 (6.02m × 3.76m)

Garden Room: 20'3 × 12'4 (6.17m × 3.76m)

Overall Figures (from plan notes)

Approx. Gross Internal Floor Area: 2,378 sq ft / 221 sq m

Outbuildings: 1,041 sq ft / 97 sq m

History & Background

This impressive family residence, believed to have been built in the 1990s, offers both space and versatility, making it ideal for modern family living. A welcoming entrance hall sets the tone, giving access to three well-proportioned reception rooms and a generous kitchen/breakfast room, which is further complemented by a separate utility room and an adjoining shower room.

The first floor is centred around a light-filled galleried landing, leading to five double bedrooms, three of which benefit from their own en suite facilities.

Externally, the property is approached via an expansive driveway providing ample off-street parking, while the secluded rear garden forms a particular highlight of the home.

Setting & Location

Wickford is a thriving town located approximately 30 miles east of London, combining suburban convenience with a semi-rural backdrop. It offers a wide range of amenities including independent shops, supermarkets, cafés, and restaurants. The area also benefits from an abundance of green spaces, perfect for country walks, sport, and family leisure.

Families are well-catered for with excellent local schools, including Oakfield, Hilltop Infant & Junior, and North Crescent Primary (all Ofsted rated Good), with secondary education provided by the highly regarded Beauchamps High School (Ofsted rated Outstanding).

For commuters, Wickford railway station lies just 1.1 miles from the property and provides regular

services into London Liverpool Street in around an hour. Stansted Airport is within a 45-minute drive, offering excellent domestic and international connections.

Approximate distances: Witham Station 2.1 miles, Braintree Freeport Shopping Centre 7.4 miles, Chelmsford 10.4 miles, Colchester 15.1 miles, Stansted Airport 23.1 miles.

Ground Floor Accommodation

The elongated entrance hall provides a warm welcome and ample space for seasonal décor. To the rear, the bright and airy kitchen/breakfast room is fitted with a range of units and a breakfast bar, with a separate utility room positioned opposite. The impressive dual-aspect sitting room features French doors that open onto the garden and flows seamlessly into the dining room, ideal for entertaining.

To the front elevation, the study provides a peaceful workspace but, when combined with the adjoining shower room, could be easily adapted into a sixth bedroom—perfect for guests, elderly relatives, or a teenager seeking additional privacy.

First Floor Accommodation

A graceful wooden staircase leads to the spacious galleried landing, which serves the impressive principal bedroom suite. This features a large double bedroom with fitted wardrobes and a private en suite bathroom. Four further double bedrooms are located on this floor, two of which also benefit from their own en suite facilities.

Grounds

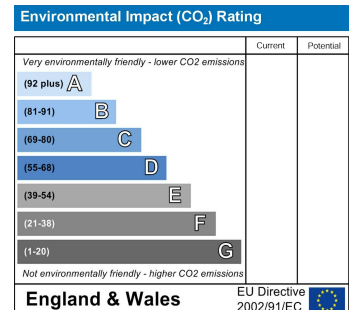
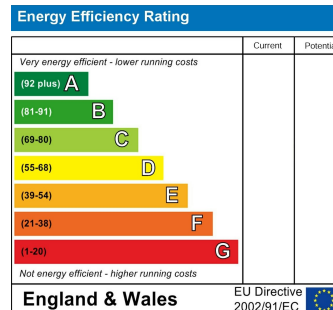
The property is set back from the road behind an extensive shingle driveway, providing ample off-street parking for several vehicles. The rear garden is complemented by a substantial outbuilding along the eastern boundary, currently operating as a beauty salon with adjoining dog kennels. Subject to the necessary consents, this versatile space could be adapted for a range of alternative uses.

Agents Notes

The sellers have completed a comprehensive property questionnaire, available on request.

The property shares a Klargester system with the neighbouring property, with emptying costs divided accordingly.

Our clients are in the process of acquiring an additional parcel of land within the property boundary, which will shortly be transferred into their ownership.



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