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today on 01268 777400**



South Hanningfield Way, Wickford Guide price £700,000

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.

Externally, the property is approached via an expansive shingle driveway that provides ample off-street parking for multiple vehicles. The rear gardens are secluded and private, offering an excellent setting for outdoor enjoyment. A substantial detached outbuilding sits to the eastern boundary and is currently

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

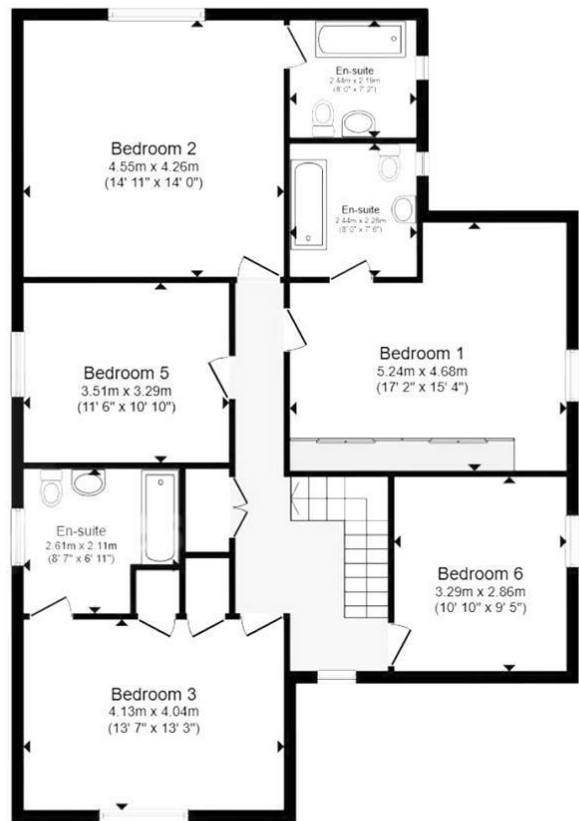
The sellers have completed a comprehensive property questionnaire, available on request.

The property shares a Klargestor 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.

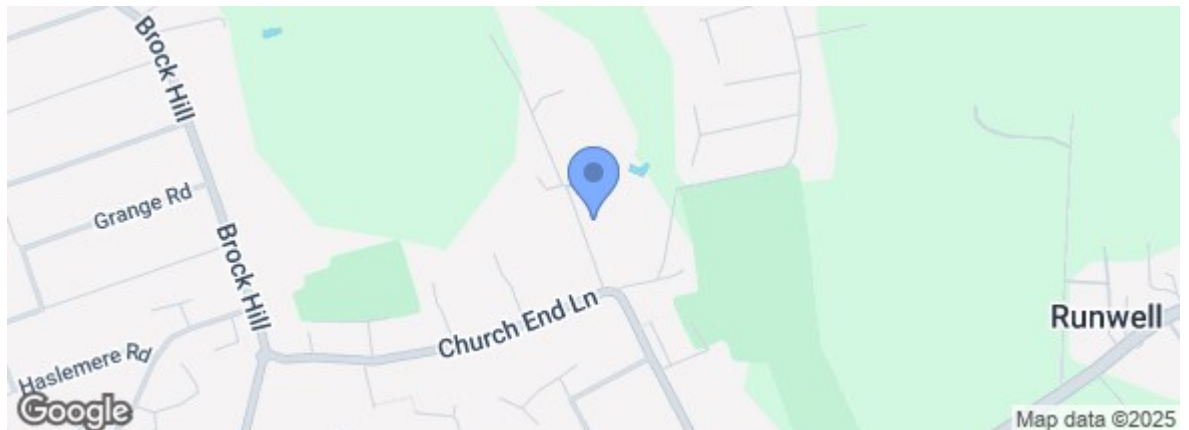


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.