



Abbeyfields
East Hanningfield CM3 8XD
Guide Price £495,000

Abbeyfields, East Hanningfield, CM3 8XD

Charming Two-Bedroom Home with Character, Space, and Potential – No Onward Chain

Set within a handsome period building, this beautifully proportioned two-bedroom home spans an impressive 1,748 sq ft across three floors. Offering a wonderful blend of character, light-filled spaces, and scope to personalise, it presents a rare opportunity to create something truly special in a sought-after location.

Located in the heart of East Hanningfield village, this home offers the charm of a quintessential village lifestyle with everyday amenities close at hand. Surrounded by picturesque countryside, residents can enjoy scenic walks, local country pubs, and a peaceful, community-focused atmosphere.

The property is ideally positioned for access to both Chelmsford City Centre—offering a wealth of shops, restaurants, and a mainline train station with fast links into London—as well as Maldon Town, known for its vibrant independent shops and beautiful harbour. Families are well catered for with highly regarded school catchments, including access to local grammar and private schools, making this an ideal location for those seeking both lifestyle and convenience.

The ground floor entrance hall welcomes you in, leading up to the first floor, where you'll find a charming kitchen with Juliet balcony, a generously sized living room with stunning period windows, a dedicated home office, and a cloakroom perfectly suited to modern living. The top floor offers a spacious landing that opens onto two well-proportioned double bedrooms, including a master with ensuite, alongside a separate family bathroom. A real bonus is the cellar, which offers exciting potential whether as a stylish wine cellar, hobby room, or additional storage space.

While the property would benefit from some updating, it is absolutely brimming with charm and character, and offers a wonderful canvas for a buyer to make it their own. With no onward chain, this home is ready and waiting for its next chapter.

Share of Freehold - Years remaining on lease 155

Service Charge - Approximately £2,000 pa









The Old Rectory

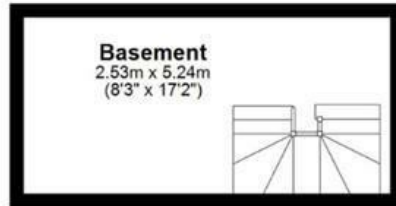
Approx. Gross Internal Area 162.4 Sq M (1748.5) Sq Ft)



PERIOD
HOMES

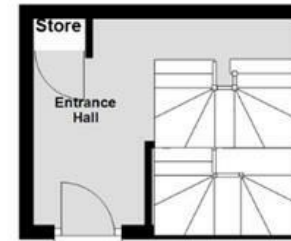
Basement

Approx. 13.2 sq. metres (142.3 sq. feet)



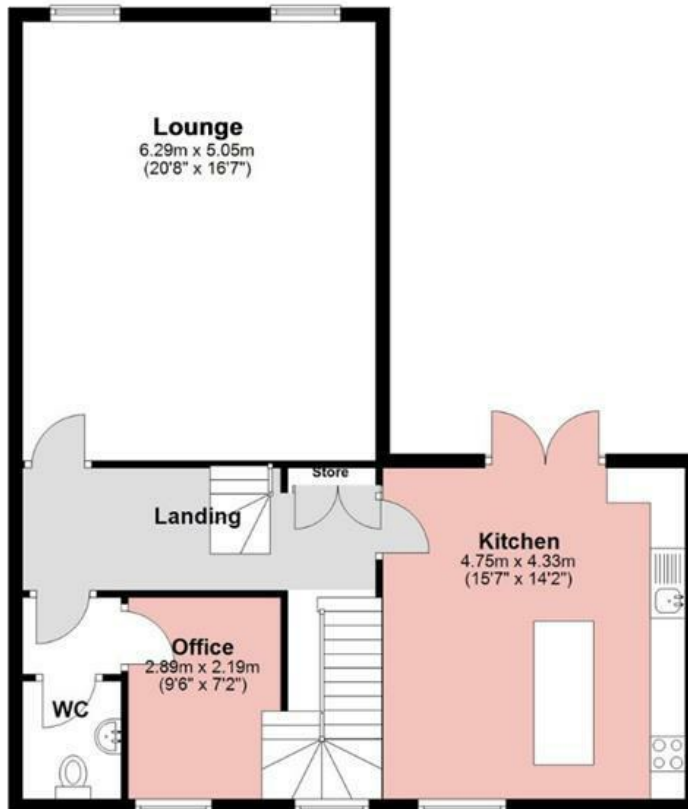
Ground Floor

Approx. 11.1 sq. metres (119.0 sq. feet)



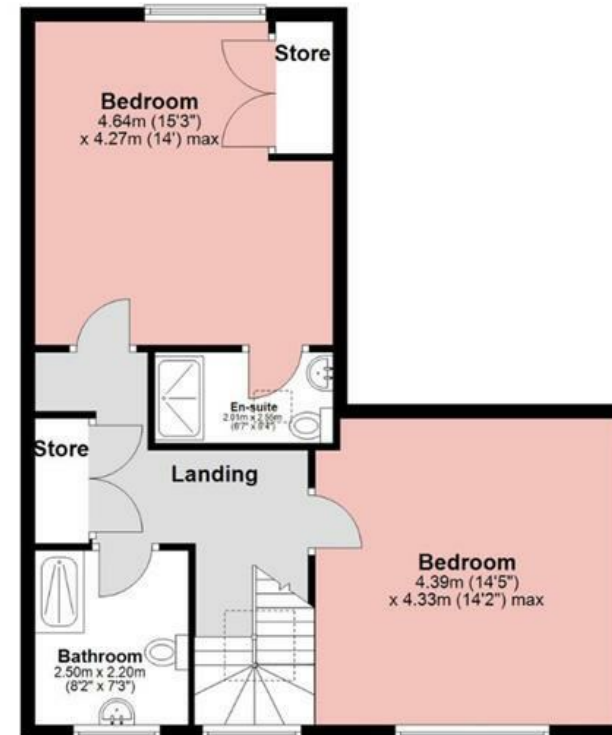
First Floor

Approx. 77.3 sq. metres (831.9 sq. feet)



Second Floor

Approx. 60.9 sq. metres (655.3 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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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		
		77
	26	
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		

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