



Rothards
The Tye | East Hanningfield | Chelmsford | Essex | CM3 8AA

STEP INSIDE

Set within the peaceful and highly sought-after village setting of The Tye, East Hanningfield, this attractive four-bedroom home offers a rare combination of generous family accommodation, privacy, exceptional parking and versatile ancillary space.

Thoughtfully improved and maintained by the current owners throughout their 28-year ownership, the property provides a comfortable and sophisticated family home with scope for further enhancement. The accommodation is complemented by a private south-west facing garden, substantial double garage and separate air-conditioned gym, while the excellent frontage provides parking for approximately five to six vehicles.

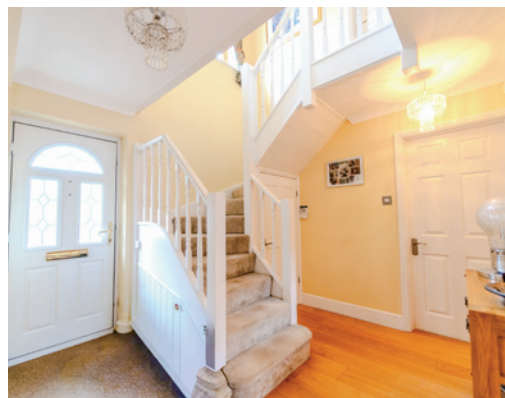
Built circa 1980 with solid brick elevations beneath a clay-tiled roof, the property has been significantly enhanced over the years, including a substantial kitchen extension and the addition of the study and home gym. The property also benefits from double glazing, a Vaillant gas boiler and partially boarded loft space accessed via pull-down ladders.

The principal living accommodation is particularly appealing, with a welcoming lounge centred around a working log burner, creating a warm and

inviting focal point. The lounge flows naturally through to the conservatory and dining room, with an attractive archway providing an elegant connection back into the main reception space. The arrangement creates an excellent environment for both relaxed family living and entertaining.

The extended kitchen forms the heart of the home. Generously proportioned and filled with natural light, it features a vaulted ceiling with Velux windows, marble work surfaces and a central island with plinth lighting. A comprehensive range of integrated appliances includes Neff ovens and further combi oven, together with a Bosch dishwasher and under-counter freezer. High ceilings further enhance the sense of space within both the kitchen and separate study.

There are four bedrooms, three of which are generous doubles, with fitted wardrobes to the principal bedroom and bedroom two. The principal bedroom benefits from a beautifully refitted en-suite shower room, while the family bathroom has also been refitted to a high standard, both completed in 2025. A further ground-floor shower room benefits from underfloor heating and ceramic tiled flooring. Hardwood flooring and a feature balustrade staircase provide further touches of quality.









STEP OUTSIDE

Outside, the property enjoys a particularly private south-west facing garden. Established trees provide excellent screening, creating a secluded and tranquil setting alongside the property's position close to the Village Green. A paved patio with ambient lighting provides an ideal setting for outdoor dining and entertaining, while a storage shed and log store offer useful additional facilities.

The front of the property is another notable feature, providing excellent private parking for approximately five or six vehicles, depending on positioning. Security lighting with movement sensors and an internal alarm system provide additional peace of mind.

The substantial double garage offers power, lighting and useful storage above, while the adjoining gym provides an impressive additional space for exercise, hobbies, leisure or home working. Equipped with both heating and air conditioning, it can be enjoyed comfortably throughout the year. There is also potential, subject to the necessary planning consents, to explore conversion of the garage and gym into a self-contained annex, providing an exciting opportunity for future development.

The property occupies an attractive position on The Tye, a picturesque village green, providing a peaceful and established community setting. East Hanningfield offers an appealing blend of rural village life and convenient access to modern amenities. Local facilities include a primary school, post office, recreational areas, The Folly Bistro & Bakehouse and the renowned Vita Bella restaurant.

Chelmsford city centre is within easy reach, offering an extensive choice of shopping, dining, leisure and cultural facilities. For commuters, there are convenient road connections to the A12, while both Chelmsford and Wickford railway stations provides direct services to London Liverpool Street.

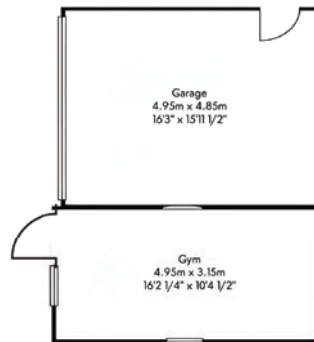
Having been a much-loved family home for almost three decades, this impressive property now presents an exceptional opportunity for a new owner to enjoy its established accommodation, generous parking for five or six vehicles, private garden and outstanding ancillary space together with plenty of country walks nearby.

Combining the tranquillity and character of village living with excellent accessibility to Chelmsford, other nearby towns and London, this is a rare and versatile home offering both immediate comfort and exciting potential for the future.

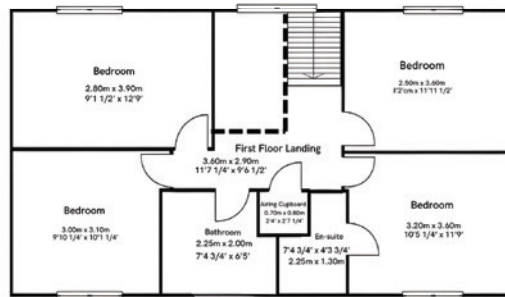
An early internal viewing is highly recommended to appreciate the space, privacy, quality and versatility of this distinctive family home.



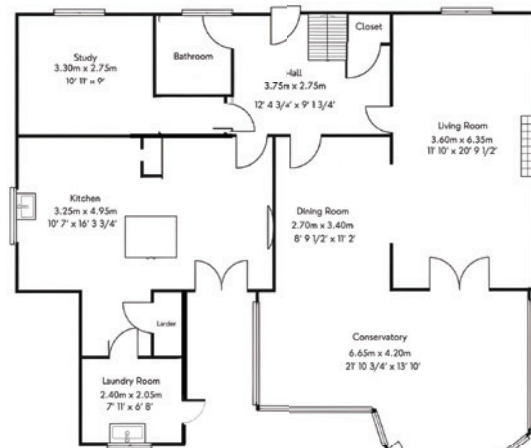




Outbuilding



First Floor

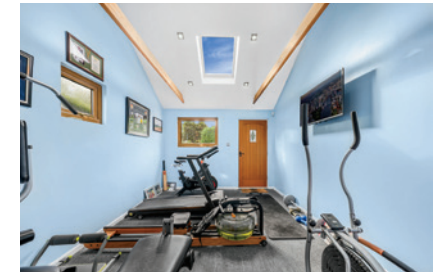


Ground Floor

Total area approx 199 SQMT - 2139 SQ FT

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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