



**Sandon Hall Bridleway, Howe Green**  
Guide Price £1,500,000  
5 - bed detached house

**HOME**



**EPC**  
C



**Council Band**  
**G** (£3,536.55)

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**Bedrooms**  
5



**Bathrooms**  
3

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**Heating**  
Gas Central  
Heating



**Parking**  
Double  
garage

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**Outside Space**  
West facing  
garden



**Tenure**  
Freehold

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## Sandon Hall Bridleway

This wonderfully bright and airy substantial detached family home is located along a bridleway in the popular Howe Green area.

Inside, there is an impressive entrance hall, cloakroom, two spacious reception rooms, study, open plan kitchen/family with a range of high-end appliances and a utility room to the ground floor.

There are five double bedrooms and three bath/shower rooms set over the first and second floors.

Outside, there is a double garage with useful office space over and an established west facing garden to rear.

Other benefits for this home include mains drainage and utility supplies including a gas fired central heating system.

There is also planning permission passed for a two-storey extension with a copy of the plans available upon request.



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### Features

- 3,915 SQ FT set over three floors
- Two spacious reception rooms
- Stunning open plan kitchen/family room
- Five double bedrooms
- Three bath/shower rooms
- Master with en suite & dressing room
- Detached double garage with office space
- West facing garden
- Easy access to the A12 & A130
- Planning permission passed for a two-storey extension

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### Location

Howe Green is situated in a semi-rural position yet within close proximity of the neighbouring villages with various traditional country public houses serving food.

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### Niceties

Near-by Great Baddow has a range of local shops and stores, including The Vineyards shopping square which has a variety of amenities including a Co-op & Greggs.

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### Travel

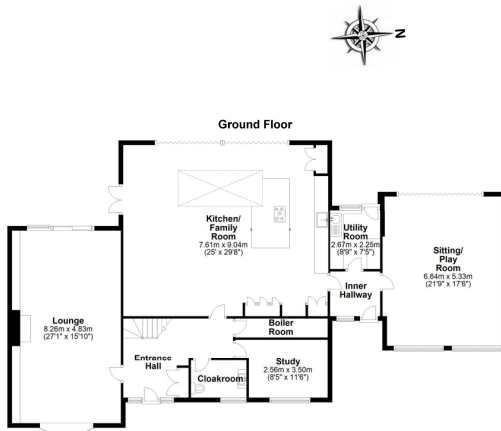
The Park & Ride bus service is just a short drive away offering a regular service to the City centre & Railway Station. Connecting roads link to the A130 & London M25, M11.

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### Schools

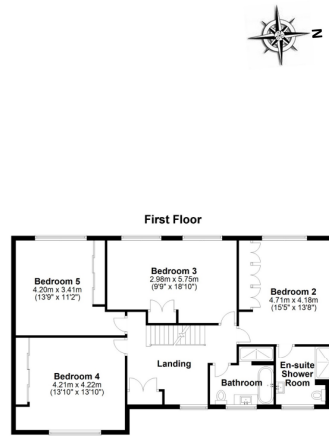
CCHS and KEGS Grammar Schools are approx. 7.2 miles away and New Hall School, a boarding and day school for girls & boys aged 1 to 18 is approx. 8.0 miles away.

## Floor Plans



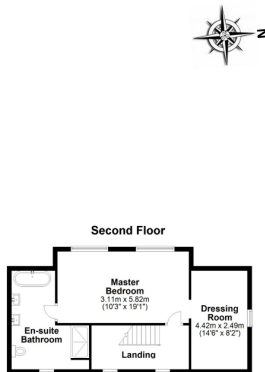
APPROX INTERNAL FLOOR AREA  
198 SQ M 2042 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
348 SQ M 3738 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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**HOME**



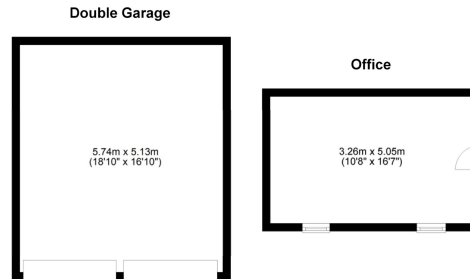
APPROX INTERNAL FLOOR AREA  
107 SQ M 1150 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
348 SQ M 3738 SQ FT  
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APPROX INTERNAL FLOOR AREA  
51 SQ M 546 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
348 SQ M 3738 SQ FT  
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TOTAL APPROX INTERNAL FLOOR AREA  
46 SQ M 494 SQ FT  
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## EPC Rating

| Energy Efficiency Rating                    | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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