

Mill Hill Farm,
Sandon,
Essex



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& Parker

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4,637 sq ft (431 sq m) | Freehold
5 bedrooms | Swimming pool
Set within stunning grounds | Carport

Guide price £2,350,000

An impeccable key turn country residence offering beautifully appointed contemporary accommodation, striking architectural details and outstanding leisure facilities, set within the Essex countryside.

Mill Hill Farm is an exceptional country house, combining traditional red-brick and black weatherboarded elevations with beautifully executed contemporary interiors of an exceptionally high specification. Extending to more than 5,500 sq ft of accommodation, the property has been thoughtfully designed for modern family life, with generous living spaces and superb facilities for entertaining.

The welcoming reception hall showcases the quality of the interior, featuring an art deco-inspired brass balustrade and striking marble-effect flooring that continues throughout much of the ground floor. At the heart of the home is the impressive open-plan kitchen, dining and living space. The kitchen is fitted with premium integrated appliances, handcrafted cabinetry, elegant brass-effect hardware and an expansive central island with breakfast bar. The space flows seamlessly into the generous sitting area, centred around a contemporary inset fireplace and opening onto the terrace through bi-fold doors. Additional ground-floor accommodation includes a games and entertaining room with a fully fitted bar and bi-fold doors to the terrace, a dedicated high-end cinema room with full Dolby Atmos, tiered seating, a private study, and a well-equipped utility room.

The first floor provides an impressive principal suite with a spacious dressing room and a luxurious en suite bathroom finished with marble-effect surfaces. A second bedroom also benefits from a dressing room and en suite shower room, while a further bedroom is served by a stylish family bathroom. The second floor offers two additional double bedrooms and a contemporary family bathroom.



Outside

The property is approached via a gated private entrance opening onto a sweeping gravel driveway providing extensive parking together with access to a substantial 4 bay carport with a steam room and jacuzzi to the rear. An expansive paved terrace surrounds the heated outdoor swimming pool, complemented by a contemporary pergola providing an ideal space for outdoor dining and entertaining. Beyond, a generous lawn is bordered by mature trees and established planting, with attractive views across the surrounding countryside creating a wonderful sense of privacy and space.

Location

The property enjoys a peaceful rural position on the edge of Sandon, while remaining within easy reach of Chelmsford's vibrant city centre, with its extensive shopping, dining, and leisure facilities. The neighbouring villages of East Hanningfield, Great Baddow, and Danbury provide everyday amenities including local shops and pubs. The area is well regarded for education, with leading independent schools such as New Hall and Felsted, alongside selective grammar schools King Edward VI Grammar School and Chelmsford County High School for Girls.

Excellent transport links include Beaulieu railway station, with regular services to London Liverpool Street in around 35 minutes, and the nearby A12 offering access to Colchester, the M25, and beyond. The surrounding countryside provides abundant opportunities for walking, cycling, and riding, with Hanningfield Reservoir offering waterside recreation and nature trails.

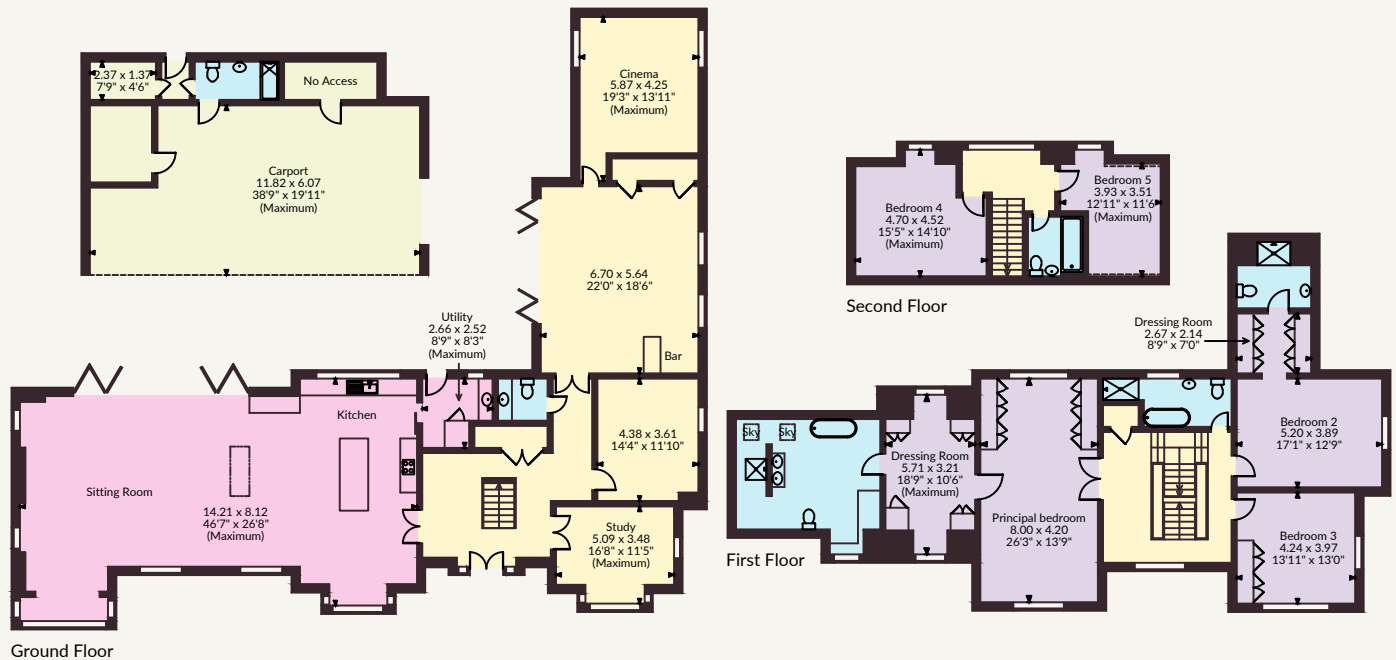
Postcode region: CM2

General

Local Authority: Chelmsford City Council
Services: Mains electricity, gas, water and drainage services.
Garden sprinkle system, and air-conditioning within the house.
Council Tax: Band H - From March 2026 - £4,636 per annum
EPC Rating: B
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Mill Hill Farm East Hanningfield Road, Sandon
 Main House internal area 4,637 sq ft (431 sq m)
 Carport internal area 945 sq ft (88 sq m)
 Total internal area 5,582 sq ft (519 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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