



# Great Gibcracks

Sandon, Chelmsford, Essex










**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# A handsome period property with extensive gardens and outbuildings, in a peaceful setting.

A charming detached period house with a wealth of character features, occupying a picturesque rural setting on the edge of Howe Green and within easy reach of Chelmsford. The property is set in delightful gardens and grounds, with rolling lawns and wooded areas, and beautiful open countryside beyond.

 <b>5 RECEPTION ROOMS</b>	 <b>7 BEDROOMS</b>	 <b>2 BATHROOMS</b>
 <b>CARTLODGE</b>	 <b>ABOUT 2.2 ACRES</b>	 <b>FREEHOLD</b>
 <b>RURAL/ VILLAGE</b>	 <b>5,100 SQ FT</b>	 <b>GUIDE PRICE £1,300,000</b>



## The property

Great Gibcracks is a splendid period house with painted brick elevations, sash windows, and an attractive frontage. Internally, the property would benefit from some modernisation and offers almost 3,500 sq. ft of living space, including seven bedrooms and versatile reception rooms. There is also scope for further development, either within the main house or the detached outbuildings.

Much of the accommodation retains its original character, including exposed timber beams overhead, as well as handsome fireplaces. There are five reception rooms on the ground level, providing plenty of space in which to relax and entertain. These include the similarly proportioned sitting room and drawing room, both of which are at the front, situated either side of the entrance hall. The drawing room has a fine brick-built fireplace and double doors opening onto the sunny conservatory, while the sitting room benefits from a dual aspect and features a fireplace. The conservatory is west facing, welcoming plenty of sunlight through the afternoon and into the

summer evenings, and affording views across the garden, while towards the rear there are further reception rooms in the study and the formal dining room. Beyond the dining room, the large kitchen and breakfast room extends to the rear of the house, and features farmhouse-style fitted units and space for all the necessary appliances. Additionally, the utility room provides further space for storage and home appliances.

The first floor has four double bedrooms, including the generous principal bedroom, which benefits from built-in storage and an en suite shower room. One other first-floor bedroom is fitted with a washbasin, with the family bathroom is also located on this floor, with its bathtub and separate shower unit. Stairs lead from the first-floor landing to the second floor, where there are three additional bedrooms, one of which is a walk-through, making it ideal for use as a study or a dressing room. Two of the second-floor bedrooms have access to eaves storage space.





## Outside

The house is set in beautiful gardens and backs onto open rolling Essex countryside. At the front, a crescent shaped wall borders the front gardens, where there is a central pathway leading to the entrance, with an area of lawn on either side. Parking is available in the detached, timber-framed triple cart lodge, which is located across the lane from the house. Additional outbuildings include a store and workshop with an office at its rear, a summer house with a tool store and a barn, which provides the potential for development, subject to the necessary consents. The garden at the side and rear of the house includes far-reaching lawns and meadows, dotted with mature trees and a wealth of established shrubs and hedgerows, and offering the potential for extensive landscaping.

## Location

The property is located just outside the small village of Howe Green, within easy reach of the sought-after and historic Essex county town of Chelmsford. Chelmsford has a vibrant and bustling centre, with plenty of historic architecture. There are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianized High Street. The city is also home to a wealth of excellent restaurants, cafés and bars, and boasts superb leisure and recreational facilities. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to several reputable independent schools. The property's location is extremely convenient for transport connections, with the A12 less than a mile away, and easy access to Chelmsford city centre, with its mainline station (40 minutes to London Liverpool Street).



## Distances

- Howe Green 1.3 miles
- East Hanningfield 1.5 miles
- Danbury 3.3 miles
- Chelmsford 4.8 miles
- Maldon 8.0 miles

## Nearby Stations

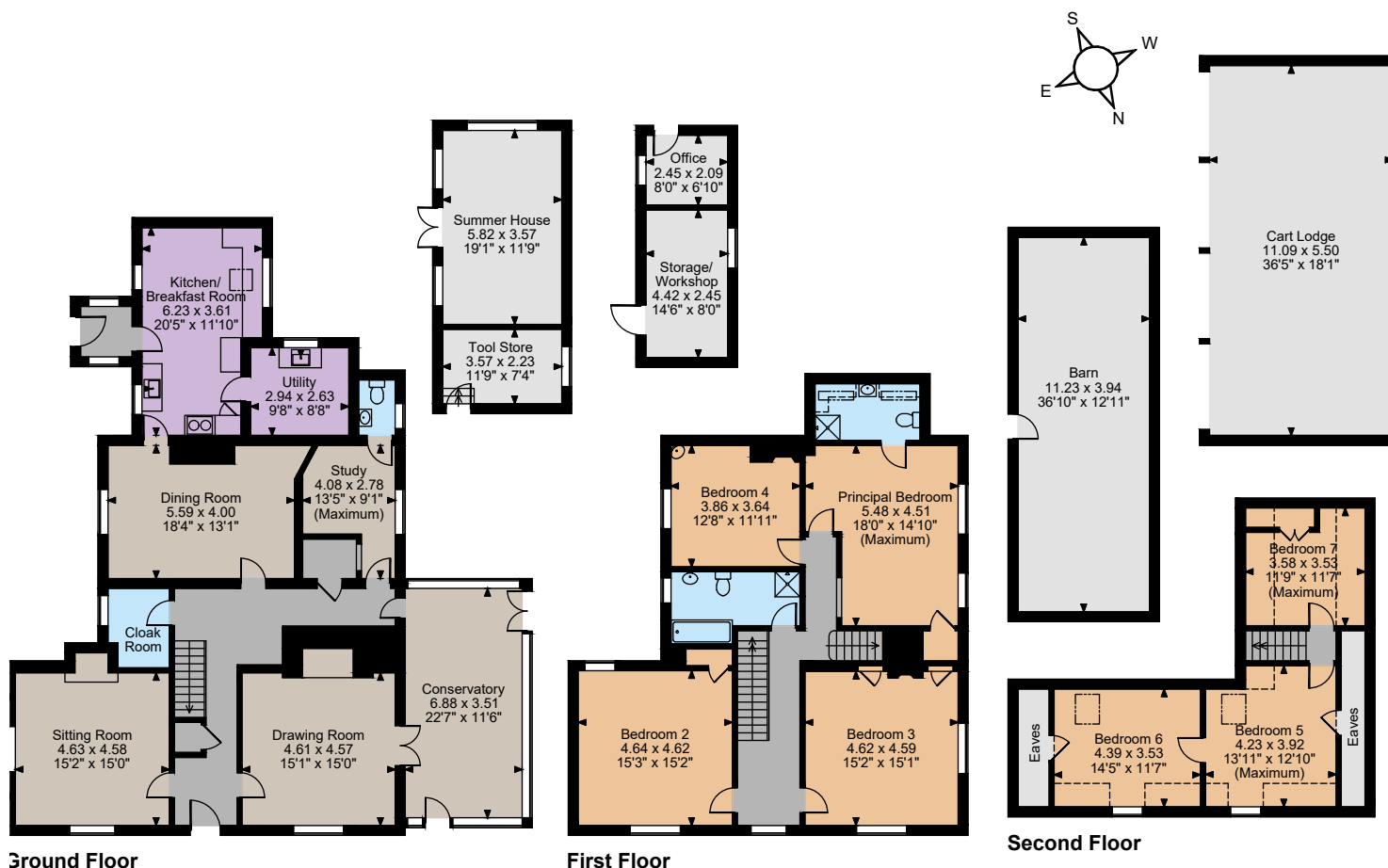
- Hatfield Peverel
- Chelmsford
- Ingatestone
- Shenfield Station - Elizabeth Line

## Nearby Schools

- New Hall School
- Elm Green Prep School
- St Anne's Preparatory School
- St Cedd's School
- Felsted School
- Chelmsford Grammar Schools







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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,476 sq. ft (323 sq. m)

Carport internal area 657 sq. ft (61 sq. m)

Outbuildings internal area 967 sq. ft (90 sq. m)

Total internal area 5,100 sq. ft (474 sq. m)

For identification purposes only.

## Directions

CM2 7TG

**what3words:** ///escorting.sectors.saloons - brings you to the driveway

## General

**Local Authority:** Chelmsford City Council

**Services:** Mains electricity and water services are connected. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

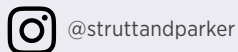
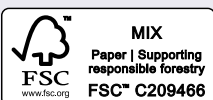
**EPC Rating:** E

## Chelmsford

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