



# Rails Farm

The Tye, East Hanningfield, Essex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A fine Grade II listed house with generously-proportioned accommodation and grounds, located in a desirable village

A handsome double-fronted six-bedroom period family home, sensitively combining modern amenities with features including sash glazing, some original wood panelling, exposed wall and ceiling beams, and original fireplaces. It is located at the heart of a highly sought-after and convenient village, close to local village and city amenities.



**2 RECEPTION ROOMS**



**6 BEDROOMS**



**2 BATHROOMS**



**4 CAR GARAGE**



**0.5 ACRES**



**FREEHOLD**



**VILLAGE**



**3,176 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Dating from the 16th century, Rails Farm is a handsome detached timber-framed and plastered family home offering almost 3,200 sq ft of generously-proportioned double-fronted accommodation arranged over two floors.

Configured to provide a characterful and practical living and entertaining environment, sensitively combining modern amenities with period features, the accommodation flows from a welcoming reception hall with original wood panelling and an inner hallway with useful cloakroom. It comprises a large triple aspect drawing room with a four-centred arched open fireplace and a library nook with fitted shelving, together with a spacious dual aspect dining room with exposed wooden flooring and a feature open fireplace with bressummer beam over. A door from the dining room opens to a generous kitchen/breakfast room with a range of wall and base units, modern integrated appliances, space for a sizeable table, an inter-connecting fitted boot/utility room and doors to the side and rear terraces.

Stairs rise from the inner hallway to the first floor, which offers a triple-aspect principal bedroom with fitted storage and an en suite bathroom featuring both a bath and separate shower. There are five further bedrooms, one with fitted storage and another with a cast iron fireplace and an interconnecting dressing room, which is also accessible from the landing. A family bathroom and a separate WC complete the accommodation on this level.



## Outside

Occupying a prominent corner position at the head of the village on The Tye, a picturesque village green, the property enjoys significant kerb appeal. It is approached via a gravelled driveway with a turning circle, providing private parking and access to an extensive weatherboarded outbuilding extending to over 1,400 sq ft. This outbuilding includes a four-car garage (accessed from the gable end), a garden store, and an entrance hall that opens into a workshop and a large garden studio— each space offering flexibility for a variety of uses including scope for further significant accommodation. The garden to front and rear is laid mainly to level lawn bordered by mature shrubs and trees and features generous paved side and rear terraces, both accessible from the kitchen/breakfast room and ideal for entertaining and al fresco dining. The terrace to the rear affords far-reaching views over surrounding countryside.

## Location

East Hanningfield is a small Conservation village situated to the south-east of Chelmsford, with amenities including a Post Office/shop, restaurants, church, village hall and a primary school; wider amenities are available in the surrounding villages of Bicknacre, Howe Green, Woodham Ferrers and West Hanningfield. Chelmsford city centre offers a comprehensive selection of independent and national stores, two shopping centres, six retail parks and numerous independent and chain restaurants together with excellent sporting and leisure facilities including an ice rink. Ideal for the commuter, East Hanningfield offers regular bus services to Chelmsford, Southend and South Woodham Ferrers. Its proximity to the A130 and A12 gives excellent links to the motorway network via the M25 and M11, while Ingatestone station provides regular services to central London in under 30 minutes.



## Distances

- Bicknacre 1.9 miles
- Howe Green 2.4 miles
- West Hanningfield 3.1 miles
- Chelmsford 6.4 miles
- Ingatestone 9.7 miles
- Shenfield 13.2 miles

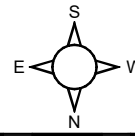
## Nearby Stations

- Ingatestone
- Hatfield Peverel Station
- Beaulieu Station - opening Dec 2025
- Shenfield Station - Elizabeth Line

## Nearby Schools

- Beauchamps High School
- Maldon Court Preparatory School
- New Hall School
- St Cedd's School
- Widford Lodge Preparatory School
- Elm Green Preparatory School





## Floorplans

Main House internal area 3,176 sq ft (295 sq m)  
 Garage internal area 521 sq ft (48 sq m)  
 Outbuilding internal area 884 sq ft (82 sq m)  
 Total internal area 4,581 sq ft (426 sq m)  
 For identification purposes only.

## Directions

CM3 8AU

**what3words:** ///reference.cutlets.whirlwind - brings you to the driveway

## General

**Local Authority:** Chelmsford City Council

**Services:** Mains electricity, water and drainage. Oil fired central heating.

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

**Council Tax:** Band G

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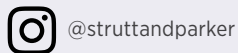
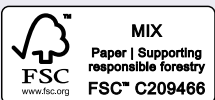
## Chelmsford

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