

GREAT CANNEY FARM

HACKMANS LANE, PURLEIGH



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With arguably the finest valley views in Essex and constructed by the owner, a longstanding developer.

6578 sq ft of versatile accommodation

- Internal lift from hall to landing
 - 3-bay cart lodge and machinery store
 - Landscaped gardens and grounds including an established vineyard
- NHBC cover until 2025 • Ground-source heat pump and photovoltaic array
- A further 4.8 acres of established vineyard available by separate negotiation

ABOUT 2.9 ACRES

South Woodham Ferrers: 2.5 miles
(rail service to London; Danbury: 5 miles;
A12 access/Park & Ride: 7.4 miles;
Chelmsford city: 9 miles
(rail service to London);
M25 (Junction 29) 30.3 miles,
Canary Wharf 48.3 miles



Situation

Great Canney Farm occupies a unique position at the top of the Crouch Valley, enjoying far-reaching views towards Kent and over the River Crouch. The property is situated about 5 miles southeast of Danbury. Danbury village provides a good range of local facilities and a selection of highly regarded primary schools. Chelmsford city is within 9 miles, offering a more cosmopolitan centre with a range of eateries, shopping, educational and recreational facilities including a mainline railway station to London Liverpool Street. For the road commuter there is access onto the A12 just over 7 miles away which interconnects with junction 28 of the M25 and there are rail services at South Woodham Ferrers, Hatfield Peverel and Chelmsford.

Description

Great Canney Farm was built by the current owner, who is an established local developer, about 4 years ago and has the benefit of a NHBC Buildmark guarantee until 2025. The property occupies a lovely stretch of open countryside between Maldon and South Woodham Ferrers in an area designated Special Landscape due to the beautiful undulating countryside. The house has been constructed to an exceptionally high standard in a traditional style with brick and render elevations under a handmade clay-tiled roof. The house has been designed and orientated to take advantage of its unique south-facing hilltop location with the principal reception rooms and bedrooms at the rear of the property. In addition, the house is designed for freedom of access for a wheelchair user and includes an internal lift.

Internally the quality of the finish is exemplified by the grand reception hall featuring a fine sweeping staircase set in an exceptionally large reception area with curved walls enhanced by high ceilings. The property enjoys underfloor heating throughout with 16 zones. In addition there are solar panels discreetly situated within the grounds making for a substantial house with very low running costs.

Across the back of the house is the drawing room, living area, kitchen and dining room, which flow seamlessly from one area to the other with full-height glass doors framing magnificent views and providing light-filled rooms from the southerly aspect. The kitchen has been fitted with bespoke units with granite tops and Bosch appliances and adjacent is a useful boot room/wash-down area, wine and drinks room. To the front of the house is a home office, library, games room and separate dining room overlooking the secure landscaped gardens.



The first floor has a magnificent galleried landing and five bedrooms (3 en suites), with high-end en suite bath or shower rooms. To the rear the master bedroom has full-height glazed doors opening onto a glass-retained terrace, a real suntrap enjoying a southerly aspect. The bedroom has a fitted en suite dressing room and large en suite bath and shower room.

Outside

Great Canney Farm is approached through electronically-operated oak double gates into an impressive sweeping drive passing through the property's landscaped gardens to a parking area beside the house which provides access to a treble cart lodge garage with secure adjacent machinery store. Immediately behind the house is a south-facing terrace ideal for al fresco dining with steps down to the expansive lawned gardens which frame views over the valley beyond. Immediately behind the gardens is an established vineyard which is maintained by a professional viticulturist.

Lot 2

Immediately to the east of the property is a small, semi-mature vineyard extending to about 4.8 acres planted with pinot noir grapes.



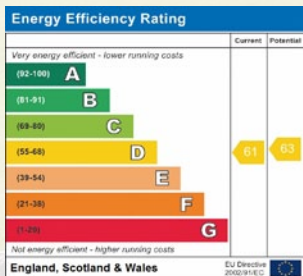


HACKMANS LANE

Main House gross internal area = 6,578 sq ft / 611 sq m

Carport gross internal area = 646 sq ft / 60 sq m

Store gross internal area = 402 sq ft / 37 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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Services: Mains water and electricity. Private drainage. Ground-source heating. Solar panels. LED lighting throughout. Ultra-fast broadband from County Broadband, expected to be available in 2019.

Directions: From the Army & Navy roundabout proceed on the A414 taking the first exit signposted to Danbury. Continue through Danbury village, over the mini-roundabout and continue towards Maldon. At the bottom of the road at the roundabout proceed over onto the B1010, taking the first turning on the right signposted to Cock Clarks. Continue for approximately 2 miles where the property will be found on the right-hand side opposite the water tower.

Postcode: CM3 6RP

Viewing: Strictly by prior appointment with the sole agents Savills.

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