



Woodhill Road, Sandon, Chelmsford, Essex, CM2 7SE

Council Tax Band E (Chelmsford City Council)



Guide Price £700,000 - £750,000 Freehold

Occupying an attractive position along the highly regarded Woodhill Road in Sandon, this substantial four-bedroom detached family home offers generously proportioned accommodation, excellent parking and a beautifully established rear garden enjoying a delightful outlook across adjoining open countryside, this is a home offering considerable potential for the next generation of owners.

ACCOMMODATION

The accommodation begins with a welcoming entrance hall, from which the principal ground-floor rooms are accessed. The impressive living room provides an excellent space for both everyday family life and entertaining. Double doors lead through to the separate dining room, which enjoys direct access onto the rear terrace and garden. The 18' kitchen/breakfast room provides an extensive range of fitted cabinetry and work surfaces together with a breakfast bar, creating ample space for informal dining. The kitchen is complemented by a separate utility room with external access, while a ground-floor cloakroom completes the ground floor accommodation.

On the first floor the property offers four well-proportioned bedrooms. The 21ft principal bedroom is particularly impressive with fitted storage and its own en-suite facilities. The three remaining bedrooms are served by the family bathroom, making the first-floor arrangement particularly well suited to family life. Further benefits include oil central heating with a new boiler being installed in October 2026 and double glazing installed in 2023 and UPVC soffits being installed in 2024.

OUTSIDE

The property is approached via a generous block-paved driveway providing off-road parking for several vehicles and access to the integral garage. The overall plot extends to 0.14 of an acre and the rear garden is undoubtedly one of the home's standout features. Beautifully established and thoughtfully landscaped, it incorporates a paved terrace adjoining the house, a generous lawn and mature planted borders.

While clearly well maintained and cared for, the property also presents an exciting opportunity for purchasers wishing to update and personalise the accommodation to their own tastes.

SERVICES

Mains water, drainage and electricity are available.

LOCATION

Woodhill Road enjoys an attractive position in the popular village of Sandon, combining a semi-rural environment with excellent access to the city of Chelmsford and nearby Danbury offering woodland and open spaces, as well as a selection of local amenities. The location is particularly appealing to families, with The Sandon School situated within the village, while a choice of primary schools can be found throughout the surrounding villages. Chelmsford provides further highly regarded educational options, including KEGS and Chelmsford County High School for Girls, alongside a range of other state and independent schools.

For commuters, the village is exceptionally well placed for the A12 and A414, providing connections towards Chelmsford, Maldon, Colchester, the M25 and London. Sandon Park & Ride is particularly convenient for travelling into Chelmsford city centre and towards the railway station, where regular mainline services operate to London Liverpool Street.

- Overlooking open countryside to rear
- 20ft Living room with feature fireplace
- 18' kitchen/breakfast room with separate utility room
- Family bathroom and ground floor cloakroom
- Integral Garage with electric up and over door
- Established four bedroom detached house
- Separate dining room opening onto rear garden
- Impressive 21'6" principal bedroom with en-suite
- Oil fired central heating and double glazing
- No onward chain







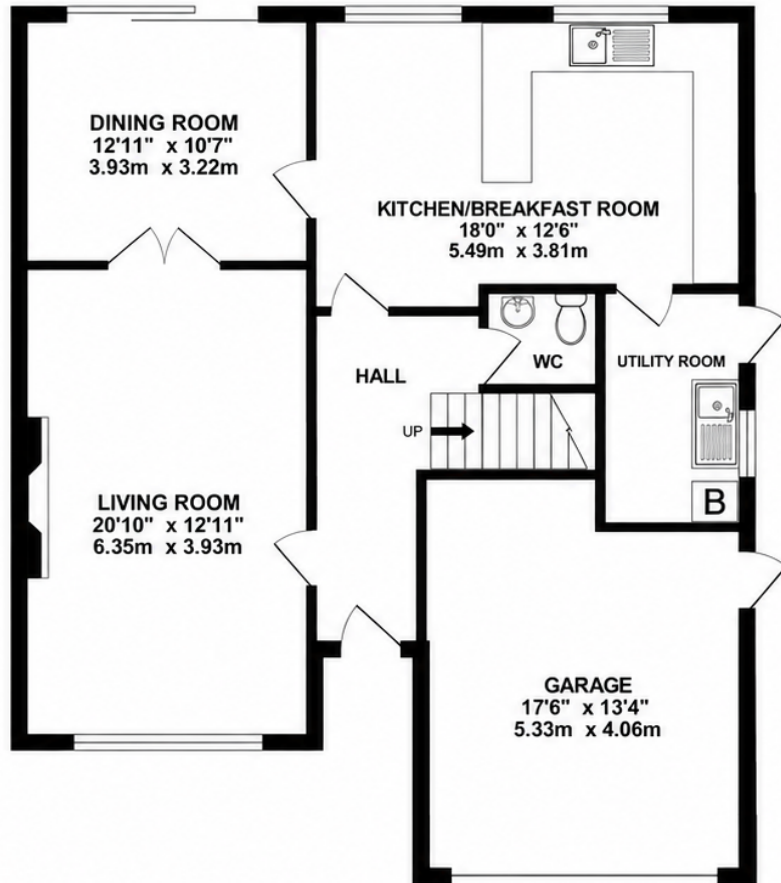






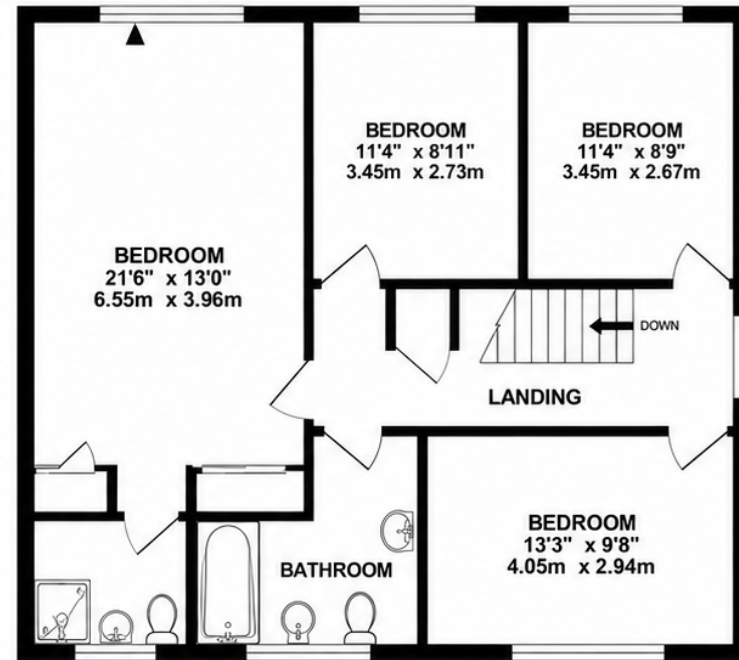
Ground Floor

1051 sq.ft. (97.6 sq.m.) approx.



First Floor

847 sq.ft. (78.7 sq.m.) approx.



APPROX INTERNAL FLOOR AREA 176.3 SQ M (1898 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
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