



Lodge Road, Bicknacre, CM3 4HQ

Council Tax Band G (Chelmsford City Council)

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Offers in region of £895,000 Freehold

ACCOMMODATION

An older style detached property which sits centrally in a plot of approximately 0.40 acres and enjoys stunning views across the Missing Gate vineyards and Crouch Valley beyond. The property requires modernisation throughout and has planning consent granted (Planning Application No: 22/00724/FUL) for single storey extensions and alterations. The existing accommodation comprises entrance hall, living room, separate dining room, kitchen with rear lobby providing access to a utility/boiler room, bathroom and separate wc. On the first floor there are three bedrooms, two of which are generous double bedrooms with built in storage and a family bathroom. Outside there is a garage with the house being centrally located in lawned grounds which extend to approximately 0.40 acres. The current owner has recently obtained consent to create a new access drive close to the front right hand boundary of the property which will allow purchasers to create their own driveway and garage access.

LOCATION

Located between the villages of Bicknacre and Woodham Ferrers and with stunning views across the Crouch Valley this is considered a semi rural location and provides opportunities for outdoor activities such as walking, cycling, and horse riding. The nearby Hanningfield Reservoir offers water sports and fishing opportunities, as well as nature trails for birdwatching and wildlife enthusiasts.. The area is known for its natural beauty, with picturesque landscapes and charming villages scattered throughout the Essex countryside. Transportation in Bicknacre is primarily reliant on road access. The village is conveniently located near the A130 road, which connects to Chelmsford, the county town of Essex, and other nearby towns and cities. The closest railway station is South Woodham Ferrers, which provides regular train services to London Liverpool Street and other destinations. In terms of community events and activities, Bicknacre hosts various local gatherings throughout the year, including fairs, festivals, and charity events. These occasions bring together residents and visitors, fostering a sense of community spirit. Overall, Bicknacre is a tranquil and picturesque village in Essex, offering a countryside lifestyle within close proximity to urban amenities.

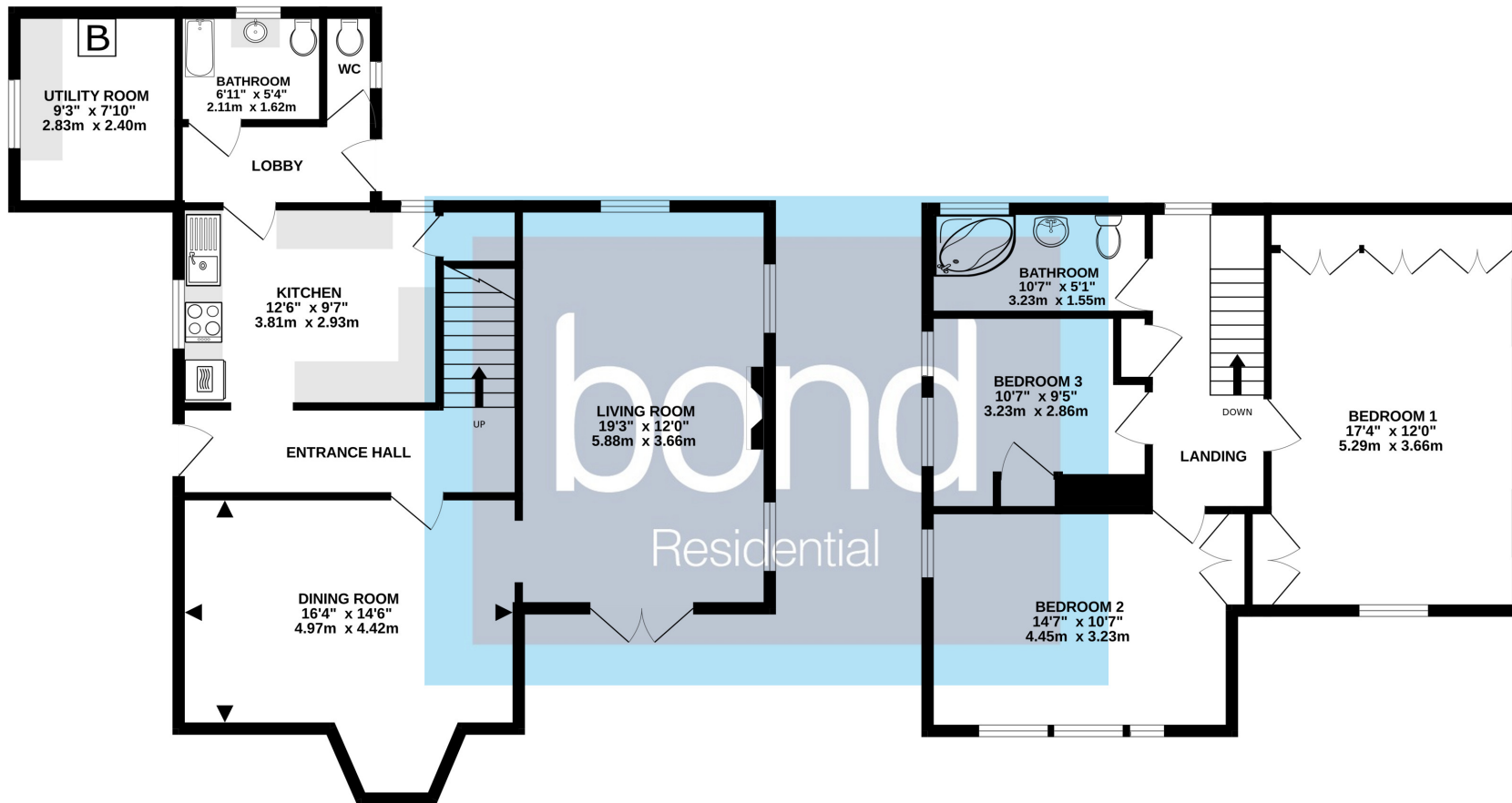
- Stunning views to front across crouch valley
- Planning granted in 2022 for single storey extensions
- Older style bay fronted detached house
- Two bathrooms & separate wc
- Kitchen & utility room
- Garage
- Overall plot of around 0.40 of an acre
- Potential for Re-Development (subject to planning)
- Three bedrooms
- Two reception rooms
- No onward chain





GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.

1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.

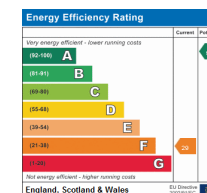


TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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