



- Two Bedroom Cottage
- Off Road Parking For Two Vehicles
- Sought After Village Location
- Period Features Throughout
- Generous Front & Rear Gardens
- Beautifully Presented Throughout
- Refitted Bespoke Kitchen
- Cloakroom
- New Gas Boiler
- Short Walk To Train Station

## 8 Station Road, White Notley, Witham, Essex. CM8 1RR.

Occupying an enviable position with far-reaching field views of the Essex Countryside is this beautifully presented & deceptively spacious two-bedroom cottage situated within the highly sought-after village of White Notley. Dating back to the early 20th century, this character-filled home offers an array of charming period features throughout, along with some contemporary finishing touches.



# Property Details.

## Entrance Hall

Wooden entry door to front, Karndean flooring, stairs rising to the first floor, door to;

## Lounge/Diner



25' 6" x 16' 0" (7.77m x 4.88m) Double glazed bay window to front, double glazed window to rear, radiator, under stairs storage cupboard, two cast iron fireplaces with ornate surrounds, television & telephone point, door to;

## Kitchen



19' 8" x 6' 4" (5.99m x 1.93m) Two double-glazed windows to side

aspect, part glazed door to side, tiled floor, radiator, wall & base units with solid wood worktops over, inset ceramic butler sink with mixer tap, space for appliances, cooker point with extractor over, tiled splashback, door to;

## WC

Double glazed window to rear, WC, hand wash basin.

## First Floor Landing

Loft access, doors to;

## Bedroom One



15' 8" x 10' 5" (4.78m x 3.17m) Double glazed window to front, radiator, exposed floorboards.

## Bedroom Two



13' 3" x 8' 0" (4.04m x 2.44m) Double glazed window to rear, fitted wardrobes & bedroom furniture, radiator, exposed floorboards.

# Property Details.

## Bathroom



Obscure double glazed window to rear, heated chrome towel rail & radiator, vinyl flooring, WC, pedestal hand wash basin, panelled bath, shower cubicle, wooden panelling.

## Frontage

The property is accessed via cast-iron gates, a paved pathway leading to the front door.

## Rear Garden



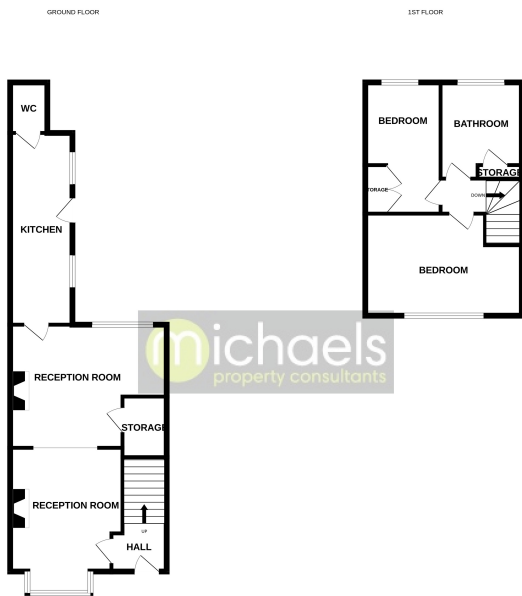
The landscaped rear garden commences with a paved patio, mature shrubs & flower bed borders, outside tap & lighting, brick-built Spanish BBQ, enclosed by panelled fencing, rear access.

## Parking

There is off-road parking for two vehicles to the rear of the dwelling.

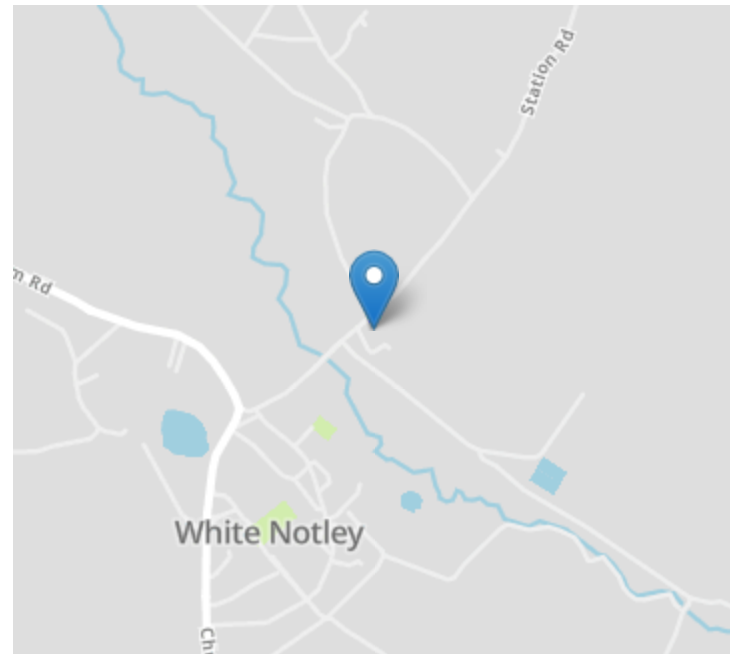
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplan, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans do not illustrate systems only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.