



# Buckhatch Lane, Rettendon Common, CM3 8EP

Council Tax Band E (Chelmsford City Council)



£850,000 Freehold

An older style detached cottage which was formed from the amalgamation of the two original semi detached cottages built here. The property offers ample scope for further extension or redevelopment (stpp) and offers uninterrupted first floor views to the rear over farmland and the crouch valley.. The present owners have also acquired additional land whilst living here and the property now enjoys a double width plot which in total extends to an overall size of circa 0.75 of an acre. There is also separated gated access to the additional land located to the side of the main garden.

## ACCOMMODATION

The main entrance is located to the right hand side and opens into an entrance hall provides access to a useful ground floor shower room and also a spacious dining room which leads into a kitchen/breakfast room fitted in oak fronted units, the main living room is a generous size and features an open fireplace with stairs leading to the first floor. On the first floor there are three generously sized double bedrooms which offer views over the surrounding countryside and which are served by a large family bathroom with walk in airing cupboard.

## OUTSIDE

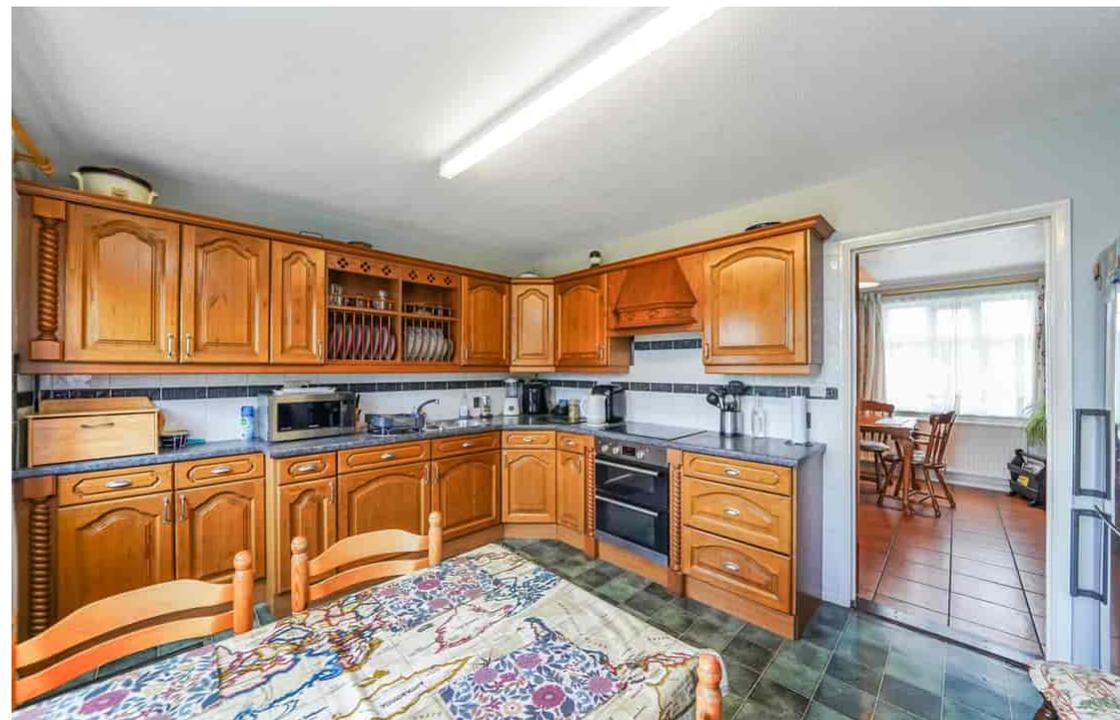
The current owners have purchased two additional parcels of land which now form the total plot of almost 0.75 of an acre. The first of these is located to the rear of the main garden and the second is adjacent to the original right hand boundary and has the benefit of having separate gated access. The front of the property features a lawned garden with red brick wall to the front boundary and two driveways which provide off road parking and access to the large detached garage/workshop. The main gardens are meticulously maintained and centred around a large lawned area with patio areas located to take advantage of the morning and evening sun. There are an abundance of fruit trees, well stocked flower and shrub beds and borders and a productive vegetable garden as well as two sheds and a greenhouse.

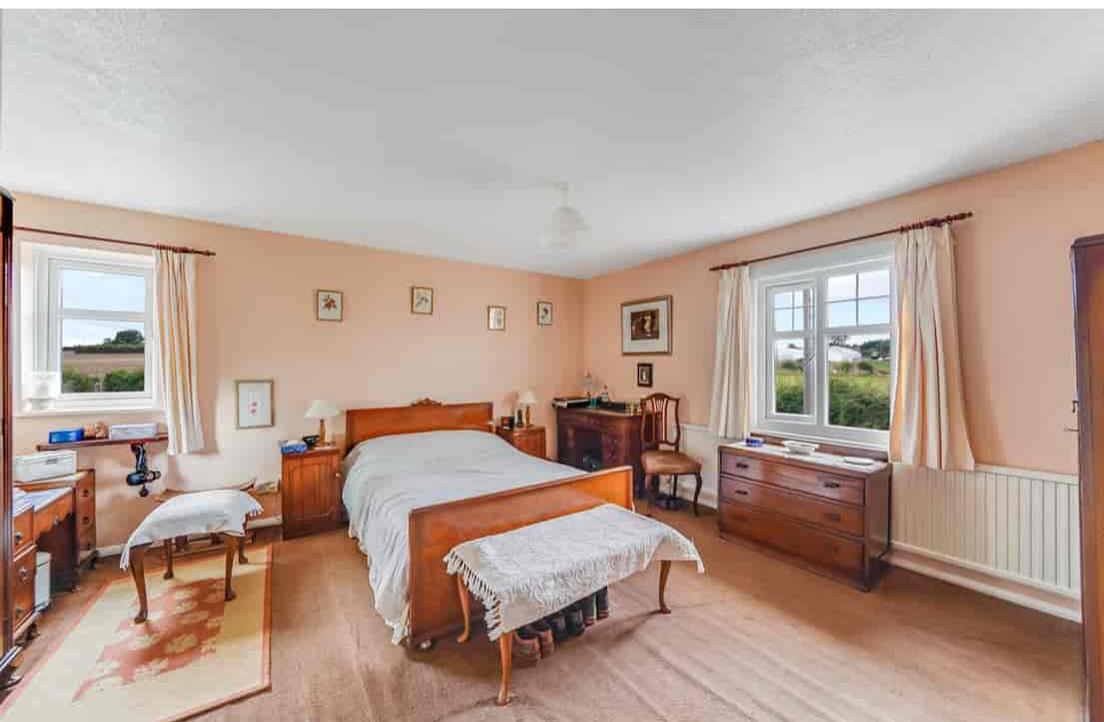
## SERVICES

Services include Oil Central heating, private drainage and water supplied to Buckhatch Lane by Essex and Suffolk Water.

We cannot confirm if private drainage currently complies with BSEN12566-3 and would advise purchasers to undertake their own investigations in this regard.

- Older style detached cottage
- Fitted kitchen/breakfast room
- Ground floor shower and first floor bathroom
- Oil fired central heating and double glazing
- Stunning countryside views to front and rear
- Spacious lounge and separate dining room
- Three large double bedrooms
- Approaching 0.75 acre plot backing onto open farmland
- Detached oversized garage with two separate driveways
- Highly popular semi rural location

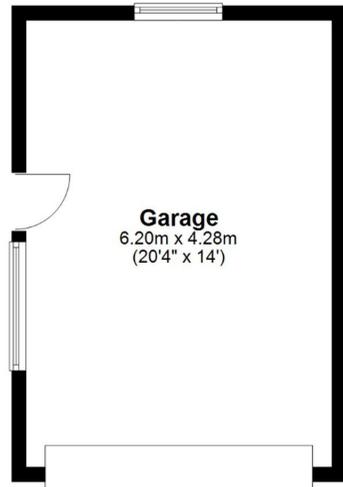








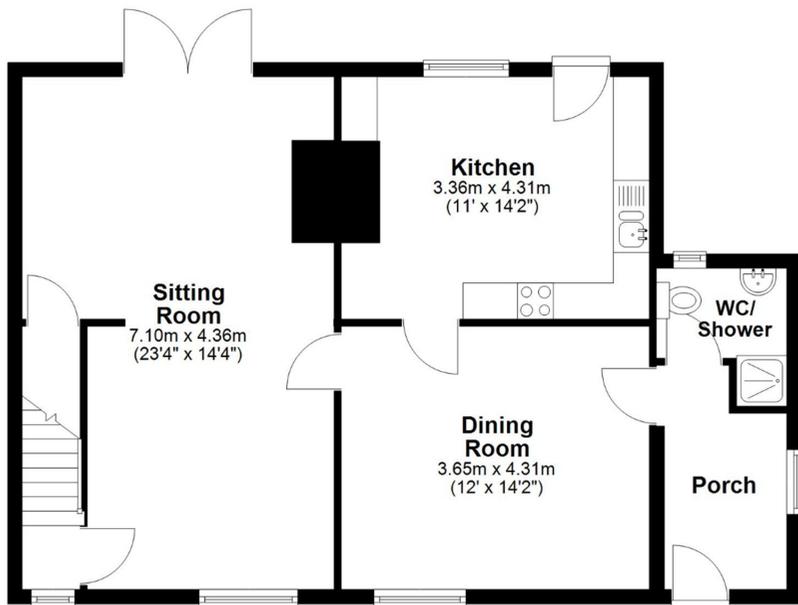
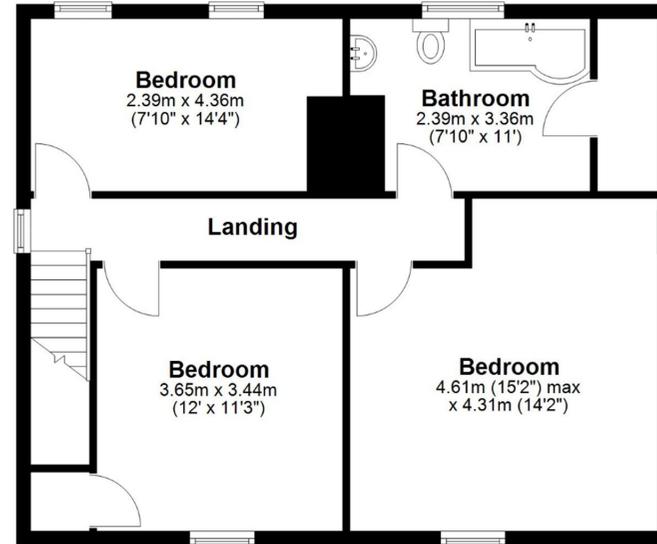
### Outbuilding



Ground Floor



### First Floor



**APPROX INTERNAL FLOOR AREA** 133 SQ M (1430 SQ FT)  
**OUTBUILDINGS** 27 SQ M (290 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
 all measurements are approximate **NOT** to be used for valuation purposes.

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