



South Hanningfield Road, Rettendon Common, CM3 8HE

Council Tax Band F (Chelmsford City Council)

 4  3  1

£750,000 Freehold

This delightful detached period cottage, formerly a local ale house with its origins believed to date back to the 1880's has been thoughtfully renovated and improved over the past 4 years by the current owners. It now offers a unique blend of character and modern living and potential to extend further to the side (stpp). Occupying a generous 0.21 acres with plenty of parking to the front and side of the property the rear garden enjoys a south facing aspect and measures 175' x 40' (53.34m x 12.19m) .

As you enter the cottage, you are greeted by a large sitting room with a central fireplace, creating a warm and inviting atmosphere. The modern kitchen/breakfast room features shaker style units and integrated appliances, including an electric AGA, perfect for cooking up delicious meals. The dining room is a highlight of the property, with its vaulted beamed ceiling, adding a touch of grandeur to your dining experience. To the rear of the property an extension now provides a spacious living room which opens onto the rear garden, providing a seamless transition between indoor and outdoor living spaces. For those who work from home, a home office is conveniently located within the property, offering a quiet and productive space. The property boasts three double bedrooms and a stunning bathroom with a freestanding bath and separate shower. Additional features of this charming cottage include a first-floor cloakroom, a utility room, and oil-fired central heating, ensuring comfort throughout the year. With no onward chain, this property is ready for you to move in and make it your own.

The property is located in the semi rural village of Rettendon Common to the south of the city of Chelmsford and is close to local footpath walks through countryside and nearby woods and ending at the local Old Windmill pub. It is also conveniently located within a short drive of the nearby towns of Wickford, Billericay and the city of Chelmsford. Rettendon Common itself is ideally located between East and South Hanningfield and is within easy reach of Hanningfield Reservoir and Nature Reserve. Nearby rail stations include Wickford, Battlesbridge and South Woodham Ferrers. The A130 trunk road is also very convenient and easily reached being less than a 5 minute drive from the property.

Don't miss the opportunity to own this unique and characterful home and call us today to arrange a viewing and experience the charm and beauty of this period cottage.

- Overall plot of 0.21 acres with south facing rear aspect
- First floor cloakroom
- Spacious living room opening onto rear garden
- Home Office
- Stunning bathroom with freestanding bath and separate shower
- Three double bedrooms
- Large sitting room with central fireplace
- Dining Room with vaulted beamed ceiling
- Modern kitchen/breakfast room with shaker style units and integrated appliances
- No onward chain

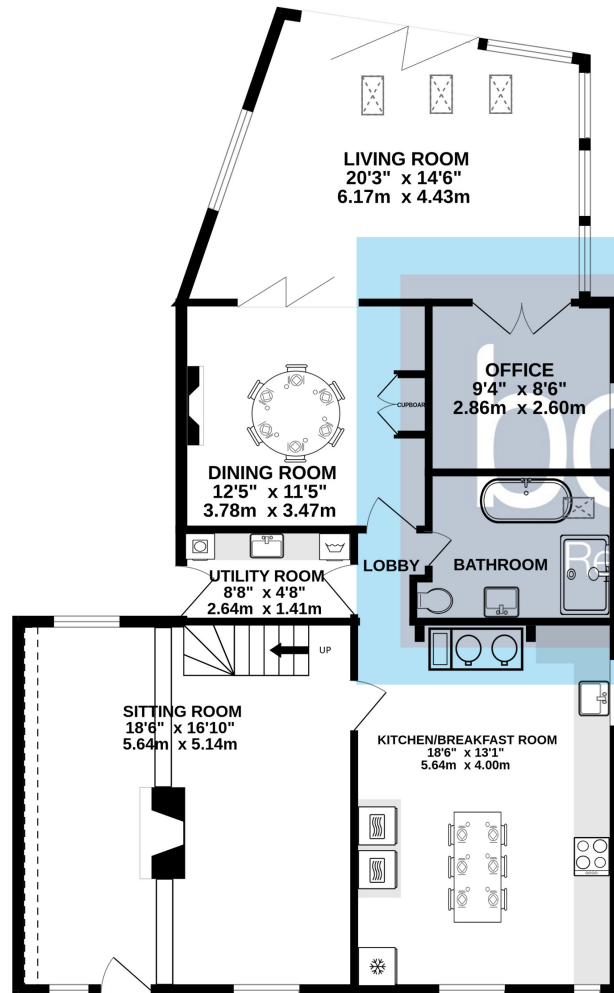








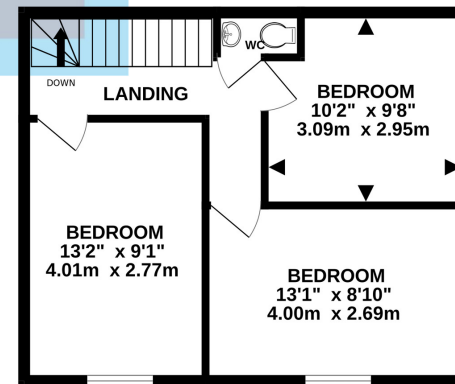
GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA: 1540 sq.ft. (143.0 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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1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

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