



Coalhill, Rettendon Common, CM3 8HG

Council Tax Band F (Chelmsford City Council)

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Guide Price £825,000 Freehold

ACCOMMODATION

A charming detached period cottage which is believed to date back to circa 1850 but is not a listed building. The property has been extended over the years and more recently renovated to a high standard by the current owners. The cottage now provides comfortable and adaptable living accommodation which commences with an entrance hall which leads into a spacious living room with feature fireplace and log burner, double doors open into a spacious UPVC conservatory which provides a beautiful outlook onto the surrounding gardens. There is a separate dining room and ground floor shower with walk in shower, a spacious kitchen completes the ground floor space and features shaker style units with wood block worktops and integrated appliances include induction hob, electric double oven, fridge/freezer, washing machine and dishwasher. The first floor provides three bedrooms which all feature storage and the main bathroom features a period style suite with claw foot bath. The cottage features double glazed windows and LPG central heating via radiators.

Externally the cottage is approached via a long gravel driveway which provides extensive parking options and extends beyond the cottage and down to the detached double garage. Adjacent to the cottage there is an annexe building which provides guest accommodation with an en-suite shower room. A second detached timber framed building is sited next to the double garage and provides over 550 sq ft of internal space and lends itself as a home office or a variety of other uses and features a studio area, kitchen and cloakroom as well as large office area. The overall grounds extend to half an acre and feature an extensive lawn, cottage style garden area, ornamental pond and a variety of mature trees and hedging which provide a high degree of privacy.

LOCATION

Rettendon Common lies on the southern periphery of Chelmsford city and is an ideal location for those wanting to enjoy peaceful village life whilst still being a short drive away from the towns of Wickford, Billericay and the city of Chelmsford. It is located within a short drive of the old A130 and A12 trunk roads. For the commuter rail travel is available from both Battlesbridge and Wickford. Nearby South Woodham Ferrers and Chelmsford provide an extensive range of leisure and recreational amenities including excellent educational facilities. Located between East and South Hanningfield, there are a some lovely rural walks nearby including the Hanningfield Reservoir and Nature Reserve.

- Charming detached character cottage
- Separate dining room with feature stained glass windows
- Fitted kitchen with shaker style units, woodblock worktops and integrated appliances
- Three bedrooms
- Detached double garage and additional parking
- Annexe building with guest room and en-suite shower
- Long gravel driveway providing extensive parking facilities
- Living room with feature fireplace and log burner
- UPVC Conservatory
- Ground floor shower room
- Family bathroom with feature clawfoot bath
- 550 sq ft detached studio/home office with kitchen and cloakroom
- Overall grounds of half an acre

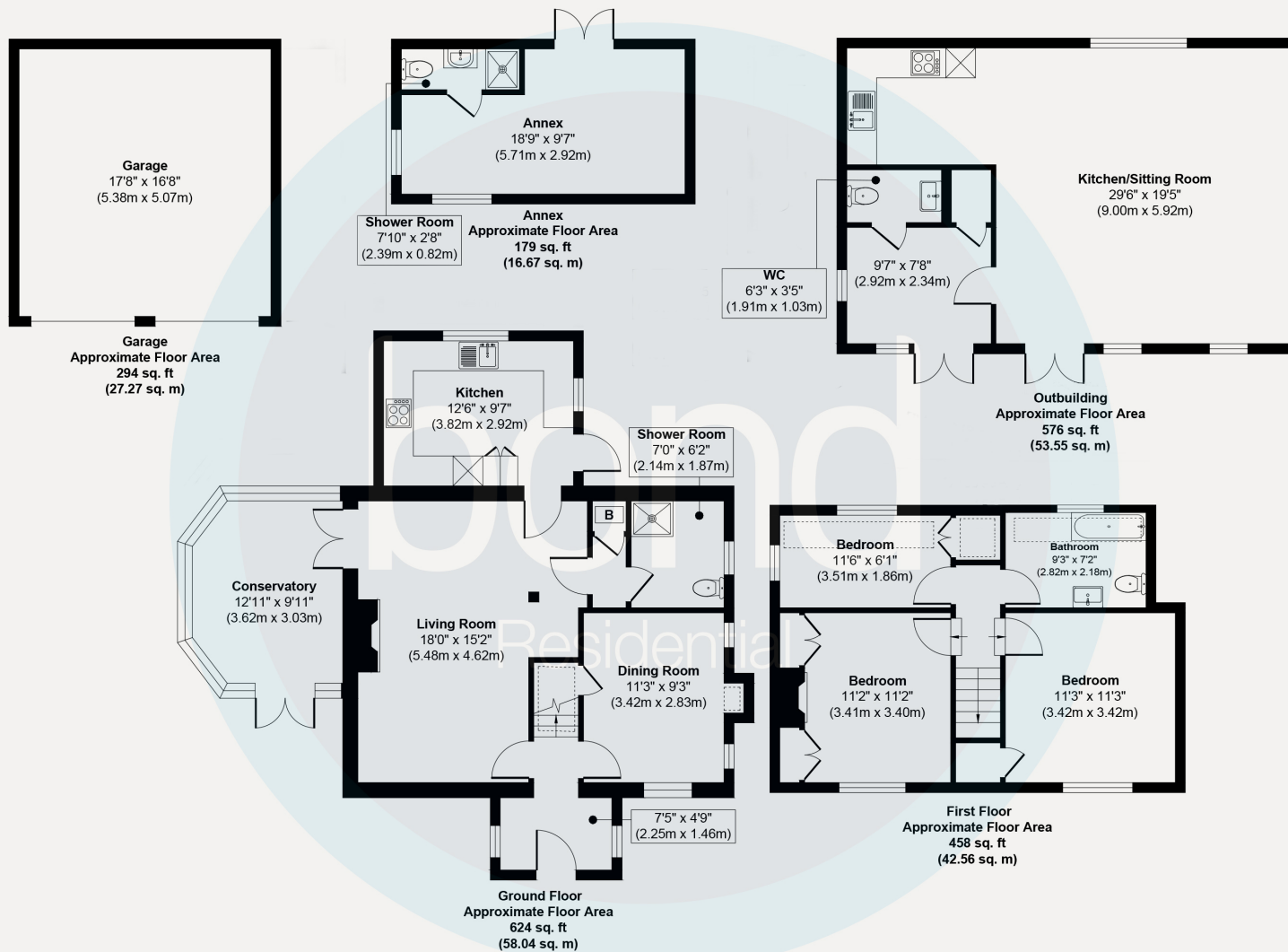








Starts Cottage



Approx. Gross Internal Floor Area 2131 sq. ft / 198.09 sq. m (Including All Building)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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