



South Hanningfield Road, Rettendon Common, Essex, CM3 8HE

Council Tax Band F (Chelmsford City Council)



Offers In Excess Of £750,000 Freehold

ACCOMMODATION

Formerly the "Local Ale House" we are delighted to offer for sale this detached cottage with its origins believed to date back to the 1880's. The cottage has been thoughtfully renovated and improved over the past 4 years by the current owners to provide modern living comforts whilst retaining the charm and character of the cottage. Accommodation commences on the ground floor with a generous sitting room which features exposed timbers and a central red brick open fireplace and oak flooring. A spacious kitchen/breakfast room features a stunning stained glass window and has been re-fitted with shaker style units, integrated appliances include electric hob, twin NEFF electric ovens, dishwasher and freezer as well as a stunning electric AGA. A separate utility room features matching shaker style units and space for tumble dryer and washing machine. The bathroom has also been improved and features a white period style suite with freestanding bath and a large walk in shower. A separate dining room features a vaulted beamed ceiling, exposed brickwork and wood flooring and leads into the spacious main living room with bi-fold doors opening onto the rear garden and providing the perfect space for entertaining. A home office features an exposed brick wall and herringbone wood floor and completes the ground floor living space. On the first floor there are three double bedrooms and a wc with modern white suite. Outside the overall plot extends to approximately 0.21 acres and the rear garden extends to approximately 175ft and enjoys a southerly aspect. The property is being sold with no onward chain and we strongly recommend an internal viewing to appreciate all the features this character home has to offer.

LOCATION

The property is located in the semi rural village of Rettendon Common to the south of the city of Chelmsford and lies 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.

- Detached Period Cottage "Former local ale house"
- First floor cloakroom
- Modern kitchen/breakfast room with shaker style units and integrated appliances
- Utility Room
- Dining Room with vaulted beamed ceiling
- Home Office
- Overall plot of 0.21 acres
- Three double bedrooms
- Large sitting room with central fireplace
- Electric AGA
- Stunning bathroom with freestanding bath and separate shower
- Spacious living room opening onto rear garden
- Oil fired central heating
- No onward chain









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

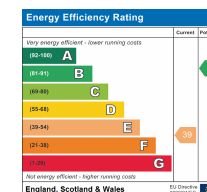


TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.

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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