



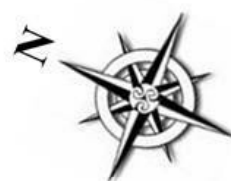
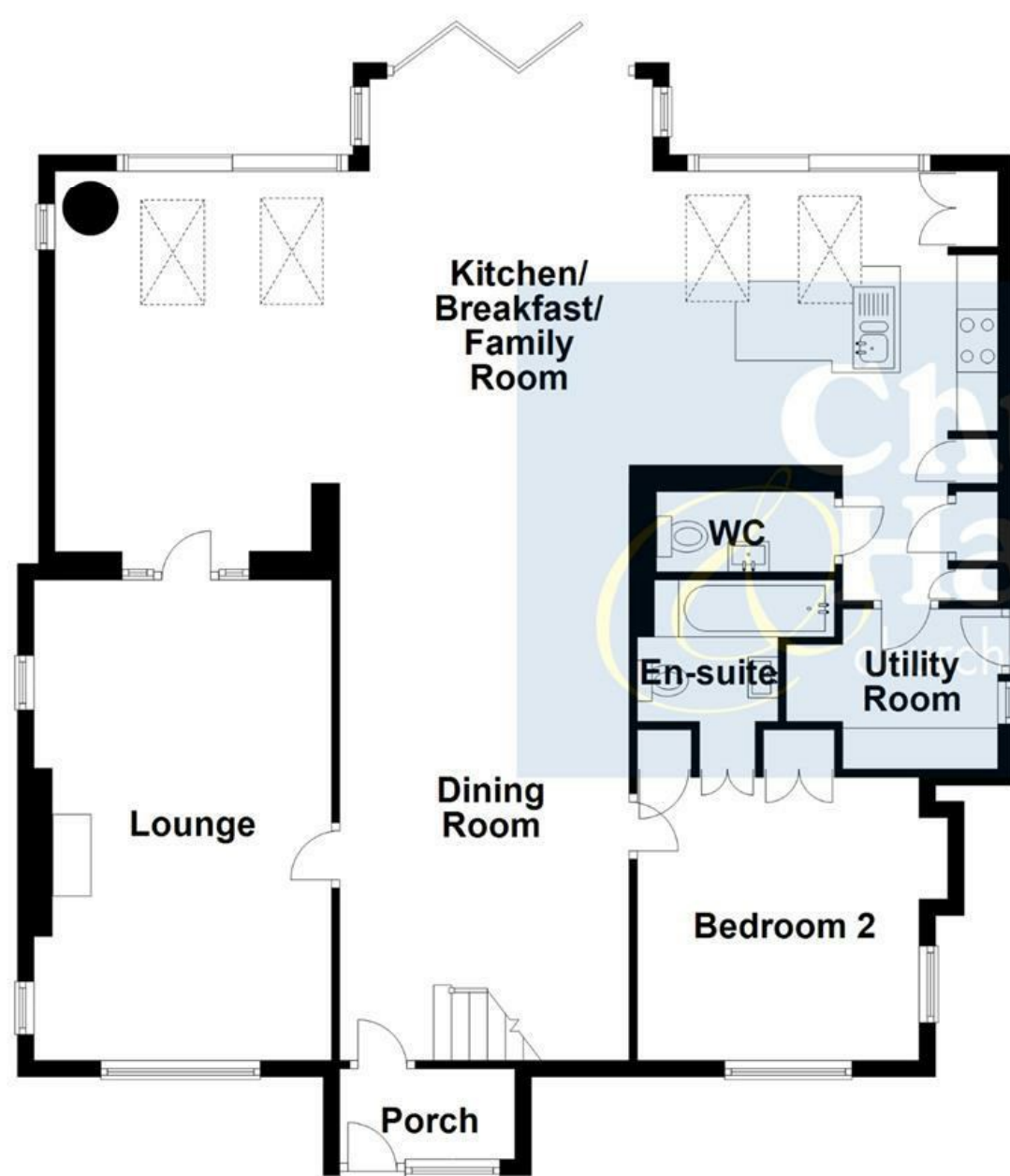
Mead Cottage Butts Green Road, Sandon , Essex CM2 7RN
Guide price £1,400,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,400,000 - £1,500,000, FANTASTIC FAMILY HOME WITH EQUESTRIAN FACILITIES located in the incredibly desirable hamlet of Butts Green on the periphery of Chelmsford. Set on a generous plot in excess of 4 acres with facilities for equestrian usage. The main house offers four bedrooms, three bathrooms, large lounge, dining room and a breath taking open plan kitchen family area with bespoke fitted kitchen with a host of integrated appliances and separate utility room. Having undergone extensive refurbishment by the current vendors the property is ready for someone to simply move in, unpack and enjoy! The property boasts an excellent frontage with ample parking and garage (see agents notes). The area is incredibly popular due to its countryside feel, yet is conveniently located for easy access to main roads throughout the county and Chelmsford city centre which offers a mainline station to London Liverpool Street and everything one would expect from a thriving city centre. There are nearby villages which offer more local amenities if required. Energy rating D.



Ground Floor



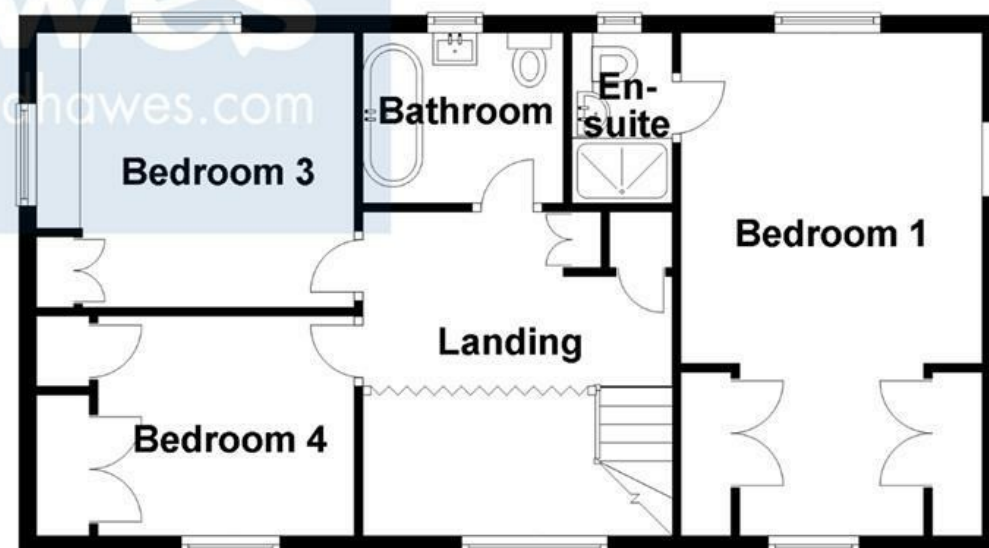
APPROX INTERNAL FLOOR AREA
194 SQ M 2087 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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First Floor



FIRST FLOOR

Bedroom One 19'6 x 11'3 (5.94m x 3.43m)

Dual aspect window to front and rear. Built in wardrobes. T.V point. Radiators. Door to

En Suite

Window to rear. Enclosed double width shower with rainfall shower head, separate hose and sliding screen door. W.C & wash hand basin built into vanity unit with storage. Radiator. Extractor fan. Tiled floor

Bedroom Two 12'1 x 10'2 (3.68m x 3.10m)

Dual aspect with windows to side and rear. Built in wardrobes and dressing table. Radiator. T.V point.

Bedroom Three 9'7 x 8'8 (2.92m x 2.64m)

Window to front. Built in wardrobes. Radiator. Loft access.

Family Bathroom

Window to rear. Three piece white suite comprising W.C. Wash hand basin. Claw foot roll top bath with telephone cradle shower attachment over. Cast iron effect radiator. Extractor. LVT flooring.

Galleried Landing

Window to front over stairs. Built in cupboard and airing cupboard housing pressurised water cylinder. Staircase with spindled balustrade to

GROUND FLOOR

Entrance Porch

Accessed via solid wood front door with window to front. Coat and shoe storage. Further door to

Entrance Hall/ Dining Room 23' x 11'6 (7.01m x 3.51m)

Staircase to first floor. Cast iron style radiators. Telephone point. Tiled floor.

Lounge 19'3 x 12' (5.87m x 3.66m)

Triple aspect with windows to front and rear and double

French doors to family area. Fireplace with recently installed high quality wood burner. T.V point. Cast iron effect radiators. Solid wooden flooring.

Bedroom Four 11'4 x 11'4 (3.45m x 3.45m)

Window to front and side. Range of fitted wardrobes. T.V point. Cast iron style radiator. Amtico flooring. Door to

En Suite

Fully tiled. Three piece white suite comprising W.C. Wash hand basin built not vanity unit with storage. Enclosed panelled bath with Wall mounted shower controls, rainfall shower head, separate hose and glass screen door. Ladder radiator. Extractor fan. Amtico flooring.

Kitchen Family Room 37'6 x 16'4 mx (11.43m x 4.98m mx)

Large picture window with bi folds under and matching sliding doors to either side offering views over gardens. Bespoke fitted kitchen with units to eye and base level. Recessed cooking area, five ring Neff induction hob with tile splash back over and concealed extractor. Eye level Neff electric oven with matching microwave combi oven over and plate warmer under. Integral Neff full height fridge with storage units to side. Various pan drawers. Wall of full height storage units. Free standing island/breakfast bar with pop up electric points and one and a half bowl acrylic butler style sink with engraved drainer to side. Seating area. Integral dishwasher. Open to family room with T.V point and doors to lounge. Tiled floor with underfloor heating throughout. Access to

Utility Area

Integral full height freezer and further storage to side. Doors to utility room and cloakroom.

Utility Room 8'3 x 7'5 (2.51m x 2.26m)

Window and door to side. Units to eye and base level. Granite work surface with inset ceramic butler sink. Space and plumbing for washing machine and tumble dryer. Tiled floor.

Ground Floor W.C

W.C and wash hand basin built into vanity unit with storage. Ladder radiator. Extractor fan. Tiled floor

EXTERIOR

Garage

Currently used as an annex area by the current vendors

Open Plan Living Area 20'1 x 16'4 (6.12m x 4.98m)

Bi fold doors to rear decking area. Kitchen area with oven, extractor fan, sink, space for fridge freezer. Radiators. T.V point. Laminate floor.

Bedroom 12'2 x 10'4 (3.71m x 3.15m)

Window to side. Radiator. T.V point. Loft access. Door to

Shower Room

Double width shower cubicle. Wash hand basin. W.C. Extractor fan. Tiled floor.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

