



Hatfield Road, Langford , Essex CM9 6QA
Guide price £1,100,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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A STUNNING EXAMPLE of a GRADE II LISTED CHARACTER FOUR bedroom DETACHED COTTAGE believed to date back to the 1700's which is ideally situated within this sought after SEMI RURAL VILLAGE LOCATION on the outskirts of the historic riverside town of Maldon and also within easy access of the City of Chelmsford. Hosting a wealth of charm and character which has been sympathetically refurbished and modernised and presented to the highest of standards with a large kitchen/breakfast room, inglenook fire places with multi fuel burners to both the lounge and dining room. En suite to the master bedroom and there is also a further bathroom and shower room. Bridge Cottage is situated on a plot approaching 0.5 acres with stunning countryside views from the house and garden. There is also a large patio with garden room measuring approx 24' x 12'6" and a double garage with room above. Council Tax Band F . EPC Exempt.



Main Bedroom 15'1 x 12'9 (4.60m x 3.89m)

Dual aspect with double glazed windows offering delightful countryside views. Two radiators, Three double built in wardrobes. Door to.

En Suite 8'4 x 6'8 (2.54m x 2.03m)

Double glazed window with countryside views. Three piece white suite comprising of wc, wide wall hung vanity drawer with inset sink and mixer tap. Walk in shower cubicle with glass screen and shower system. Tiled to floor and walls.

Bedroom 2 15'1 x 14'7 (4.60m x 4.45m)

Two double glazed windows, feature inset fireplace and cupboard to side, radiator.

Bedroom 3 10'8 x 8'5 (3.25m x 2.57m)

Double glazed window with stunning garden and countryside views, radiator.

Bedroom 4 15'2 x 8'8 (4.62m x 2.64m)

Two double glazed windows, feature fireplace and cupboard to side. Some exposed stud work to part vaulted ceiling.

Shower room 7'2 x 5'7 (2.18m x 1.70m)

Double glazed window, three piece white suite comprising of wc, sink with vanity unit and mixer tap. Large walk in shower with shower screen and shower system. Chrome style ladder radiator and tiled to walls.

Landing

Access to loft, radiator. Stairs to ground floor.

Dining Room 14'9 x 14' (4.50m x 4.27m)

This delightful room enjoys an exposed beam ceiling and is dual aspect with double glazed windows to front and side. There is an inglenook brick built fire place with multi fuel burner. Wood flooring and radiator. Door to front and open through to lounge.

Lounge 14'9 x 14' (4.50m x 4.27m)

This beautiful room is dual aspect with double glazed windows, radiator. The inglenook brick built fire place with multi fuel burner is ideal for those winter evenings and complimented by the wood beamed ceiling. Wood flooring. Door to Kitchen/Breakfast room.

Kitchen/Breakfast room 21'3 x 14'8 (6.48m x 4.47m)

Dual aspect with double glazed window and double doors opening out to the rear garden with maximum enjoyment of the garden and countryside views. White fronted cabinets with integrated appliances including two AEG ovens, dish washer and washing machine. Sink set into quartz work surface with mixer tap. The impressive island unit incorporates cupboard, drawers and a quartz waterfall work top. Space for American style fridge/freezer. Door to inner hallway and door to garden/patio.

Inner Hallway

Stairs to first floor and doors to study and bathroom

Study 11'10 x 7'2 (3.61m x 2.18m)

Double glazed window, radiator.

Bathroom 7'1 x 6'7 (2.16m x 2.01m)

Two double glazed windows, chrome ladder style radiator. Three piece white suite comprising of wc, wash hand basin and roll top bath with centralised mixer tap. Tiled floor and part tiled to walls.

Exterior

With a plot approaching approx 0.5 acres (Subject to survey) which incorporates a large patio area to one side of the property leading to the garden room approx 24' x 12'6 (7.31m x 3.65m) with plumbing and electrics and offering glazed doors to two sides overlooking the garden and countryside. The remainder is lawned with trees including some fruit trees. There is ample parking on the carriage style driveway with two farm style gates. The driveway leads to the double garage with room above. Outside taps, lighting and shed.

Double Garage 20 x 18'3 (6.10m x 5.56m)

Two double wooden folding doors, power and lighting. Door to side. Exterior staircase leads to the room above that measures 19'8 x 10' with double glazed window and two Velux style windows, power and lighting.

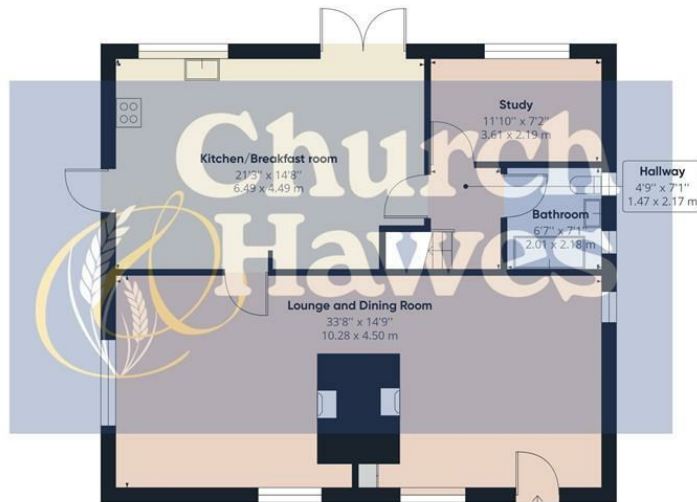
Agents Note

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

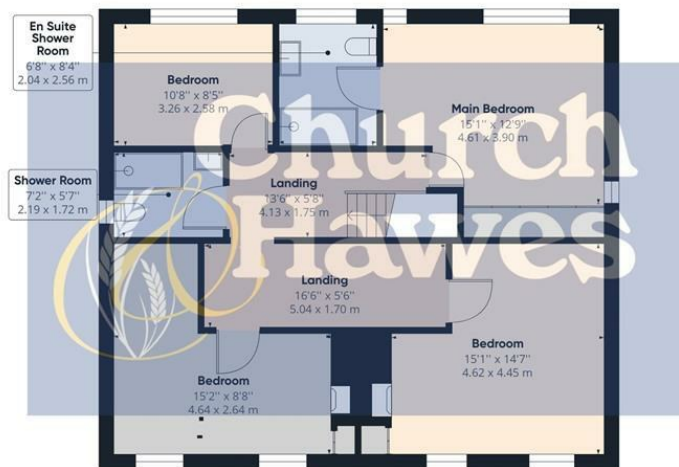
particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1868.89 ft²

173.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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