



'LITTLE PADDOCKS' HIGH STREET

STOCK VILLAGE



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Little Paddocks' is believed to date back, in part, to the mid-18th century and has been put to many uses over the years including possibly a pottery and at one time, the village bakery, with the old cast iron bread oven now taking pride of place in the larger of the two sitting rooms.

When 'Little Paddocks' days as the village bakery ended in around 1955, the new owners converted the bakery for domestic use but retained many of the original period features in addition to the pretty bread oven mentioned previously, all of which add to the character and charm of this delightful and spacious family home.

Not least among the properties many features is the delightful walled cottage garden with large patio area which in turn provides access to the double detached garage and off street parking.

Ideally located to make the most of life in this much sought after village, we thoroughly recommend you view the property in order to fully appreciate the scale and unique nature of the accommodation on offer.





GROUND FLOOR

Entrance Hall

Most impressive and spacious entrance hall featuring exposed oak beam and stairs to first floor with hand turned spindles.

Understairs storage cupboards and further storage space.

Ground floor shower room

Fitted with three piece suite including tiled shower cubicle, wash hand basin and w.c. Part tiled.

Dining Room 14' 1" (4.28m) x 12' (3.66m) max
Spacious dining room with exposed beams.

Sitting Room 23' 10" (7.26m) x 10' 6" (3.20m) max
A most attractive and pleasant multi aspect formal sitting room which looks on to both the rear cottage garden and the small side garden / patio area. One of the many features of this charming room is the large single glazed multi-paned bow window with

cushioned window seat providing views of the small side garden. A further large part double glazed box window to the rear aspect enhances the light and airy appeal of this room. Two single glazed multi-paned windows to the side aspect.

A further feature of the room is the original heavy iron black bake house oven door set into the inner wall alongside the decorative living flame effect gas fireplace with Victorian style surround and marble hearth.

Exposed light oak wood block flooring.

French doors to rear garden / patio area.

Second sitting room 18' 9" (5.71m) x 11' 9" (3.59m) max
Large multi-purpose room presently used as a second sitting room or 'snug'.
Most impressive open fireplace with part brick and part timber surround inset with cast iron 'living flame' gas stove with glass door. Quarry tiled hearth and attractive Delft Blue and White tiles behind.

Wealth of exposed beams. Fitted cupboards.

Pantry / Laundry Room 10' 9" (3.29m) x 10' 6" (3.19m) max

China Butler style sink with single drainer and tiled splash-backs. Space and plumbing etc for washing machine and tumble drier. Space for fridge / freezer.

Kitchen & Breakfast Room 24' 6" (7.46m) x 13' (3.96m) max

Very spacious kitchen & Breakfast room with access to the rear patio and garden.

Fitted with range of base and eye level units including display units. 1½ bowl sink with single drainer and mixer tap.

Built-in fan assisted double oven and four ring gas hob with pull-out extractor above.

Stairs to Master bedroom

SUMMARY

- Delightful 5 bedroom period property, dating back in part to the mid 18th century, within the conservation area of Stock Village and close to all the many and varied village amenities Stock has to offer
- Grade II listed with many original period features.
- Large en-suite to master bedroom
- 3 reception rooms
- Kitchen & Breakfast room
- Large pantry / Laundry room
- Delightful walled cottage style garden (approx. 72' x 46')
- Charming sitting room with most attractive fireplace
- Second sitting room or family room
- Double garage and off street parking
- Ground floor shower room
- Gas central heating
- Offered chain free





FIRST FLOOR

Master Bedroom 20' 6" (6.24m) x 12' (3.65m) max.
Spacious Master Bedroom overlooking the rear garden.

Range of built-in wardrobes and cupboards.

En-Suite to Master Bedroom 14' 3" (4.34m) x 10' 2" (3.10m) max
Particularly large en-suite fitted with four piece suite in white including deep panelled bath with telephone style hand shower attachment over and glass screen.
Pedestal wash hand basin, bidet and low level w.c.

Bedroom 5 / Dressing Area to Master Bedroom 8' 9" (2.66m) (plus wardrobes) x 8' 2" (2.49m) max
Fitted with a range of wardrobes comprising three double wardrobes with hanging rails, overhead storage and drawers.

The following rooms are off the main landing which may also be accessed from the en-suite to the Master Bedroom.

Separate w.c
Low level w.c and wash hand basin.

Family Bathroom
Fitted with two piece suite in white comprising deep panelled bath with electric shower over.
Pedestal wash hand basin.

Bedroom 2 13' 6" (4.11m) x 11' (3.35m) max
Built-in wardrobe / Storage cupboard

Bedroom 3 12' (3.65m) x 11' (3.35m) max

Bedroom 4 11' (3.35m) x 8' 5" (2.56m) max
Fitted wardrobe / storage cupboard



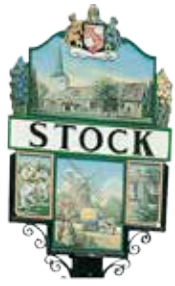
Total Approx. Floor Area 2531 Sq FT (235 Sq M)



GROUND FLOOR
APPROX. FLOOR
AREA 1341 SQ.FT.
(124.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1189 SQ.FT.
(110.5 SQ.M.)



Stock village has a well-deserved reputation as one of the most desirable locations in the South East with many qualities to endear it to those searching for the rural idyll of a typical English village including cricket on the green, summer fetes, an ancient and beautiful Church, cosy pubs, village shops and a strong sense of community - somewhere to belong!

Stock has all this and more including a village post office and two general grocery stores (including Off Licence and news agency), the popular Dandelion and Burdock coffee shop and bistro, a modern library, award winning florist and an enviable selection of public houses and restaurants as well as a junior school with a reputation for high standards of education, all within walking distance of each other - what more could you ask for?

Whilst Stock may enjoy a rather cosy 'Miss Marple' image, it is far from being stuck in the past with a long list of village based clubs and associations for the young and not so young alike, including drama, Cubs, Scouts, art, photography, gardening, keep fit, yoga and many more, the village even has its own magazine 'Stock Press' and web site stock.org, both of which provide a useful insight of village life, featuring many local activities and events - take a look at the web site for yourself.

Stock is particularly proud of its village hall, built with the help of the local residents; the modern facilities of this excellent community centre are an ideal venue for many of the village activities including social events and exhibitions with special interest markets from time to time.



Spiritually the village is well catered for with All Saints' (Church of England), Our Lady & St Joseph (Roman Catholic) and Christ Church (Free Church), all close by.

Greenwood, former home of the Ellis Family (the past landed gentry of Stock) is now a luxury hotel, restaurant and health spa with day membership available to village residents.

The thriving shopping centres of Billericay and Chelmsford are only a short car journey away with Lakeside and Bluewater just a little further. Commuters are well served by fast rail links to London Liverpool Street (Approximately 25 minutes each way on the fast train). We also have an excellent regular bus service (the 100) running from Chelmsford to Basildon and Lakeside via Billericay with a stop right outside the Billericay railway station. The 100 picks up in the village every 20 minutes or so throughout the week.

We have some of the best secondary schools in the country nearby including Chelmsford High School for Girls and King Edward Grammar for boys, both in Chelmsford. Mayflower Comprehensive in Billericay and the Anglo European in Ingatestone are nearer and a bus collects in the village for the grammar schools in Westcliff on Sea and Southend.

No one knows Stock better. If this information has wetted your appetite for a home in Stock, why not come and see us for yourself, you will always be welcome in any one of the 5 village pubs for a cup of coffee or something a little stronger! Or better still pop in to see us for a cup of coffee!

Stock and the pretty villages surrounding it are more than just a place to live, they are somewhere to set down roots for generations! So, if you are looking for a home in or around Stock, then look no further than M-Estates. Based in Stock, we probably know the village (and villagers!) better than anyone and therefore can bring our local knowledge and experience to bear when it comes to finding you the right property.



OUTSIDE

Double Detached brick built Garage with loft storage above. 18' 1" (5.51m) x 16' 10" (5.13m) PLUS 18' 6" (5.64m) x 7' 8" (2.34m) max

Up and over remote electric doors. Personal side door.

Gated side access to small courtyard area off Pantry / Laundry room

Further gated access to rear garden and patio area.

Delight walled cottage garden mostly laid to lawn with well established herbaceous borders and mature planting.

Large patio area.



All room dimensions given are approximate measurements.

Please be aware that it may NOT be assumed that the fixtures and fittings mentioned in the above details are included within the sale price of the property and may well be subject to separate negotiation. Prospective purchasers should make appropriate enquiries of the vendors to satisfy themselves as to the actual fixtures and fittings included within the sale before proceeding with any purchase if their inclusion or otherwise would have a bearing on their intention to proceed with the purchase of the property. If in doubt, seek professional advice on this matter. These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide; no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in these particulars. M-Estates do not make or give, whether in these particulars, during negotiations or otherwise any representation whatsoever in relation to this property. Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers. Therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until their solicitors have verified it. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph/s or plans of the property. The sale particulars may change in the course of time and any interested party is advised to make final inspection of the property prior to exchange of contracts.



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The agent *for* the village *in* the village