

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pound Lane, Bowers Gifford, SS13 2NA



£500,000

Situated on a substantial plot with gated access and views across farmland to the front, and with a 100' West backing rear garden, this three bedroom detached chalet. With the added benefit of two reception rooms; kitchen with separate utility; ground floor cloakroom; detached garage and ample off street parking, this property offers scope and potential for a home dog therapy business, with converted stables and endless pool already in place.

EPC rating - D. Our ref: 16306

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Pound Lane, Bowers Gifford, SS13 2NA

Accommodation comprises:

Composite Solidor door to:

RECEPTION HALL 12' 3" x 6' 4" (3.73m x 1.93m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled entrance doorway. Wooden floor. Opening to:

LOUNGE 13' 4" reducing to 8' 10" x 12' 10" (4.06m > 2.69m x 3.91m)

Ornate coved and skimmed ceiling. Two uPVC double glazed leadlight windows with plantation shutters, to front aspect. Two further uPVC double glazed leadlight windows with plantation shutters, to side aspect. Two window seats to front aspect. Multi fuel burner with slate hearth. Air conditioning unit. Two radiators. Wooden flooring.

KITCHEN 14' 1" x 11' 4" (4.29m x 3.45m)

Coved ceiling with inset spotlights. UPVC double glazed leadlight window to side aspect. Range of base and eye level units, with LED feature lighting, and square edged Dekton working surface and splashbacks. Under mounted sink with chrome mixer tap. Range cooker to remain with extractor over. Space for fridge/freezer. Radiator. Wooden flooring. Opening to

DINING ROOM 10' 7" x 9' 10" (3.23m x 3m)

Ornate coved and skimmed ceiling. UPVC double glazed window with plantation shutters, to side aspect. Air conditioning unit. Radiator. Wooden flooring.



UTILITY ROOM 10' 2" x 5' 7" (3.1m x 1.7m)

Skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Wall and base level units with roll edged working surfaces. Space for washing machine. Space for dishwasher. Cupboard housing wall mounted gas boiler. Wooden flooring. Door to:

GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to rear aspect. Two piece white suite comprising close coupled w/c and vanity hand wash basin with chrome mixer tap. Wooden flooring.

FIRST FLOOR LANDING 11' 2" x 8' 5" (3.4m x 2.57m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window to side aspect. Doors to:

BEDROOM ONE 13' 10" x 12' 4" reducing to 9' 3" (4.22m x 3.76m > 2.82m)

Skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Bespoke built in wardrobes. Air conditioning unit. Radiator.



BEDROOM TWO 13' x 10' 8" (3.96m x 3.25m)

UPVC double glazed leadlight window to rear aspect. Air conditioning unit. Radiator.



BEDROOM THREE 11' 1" x 7' 6" approx. (3.38m x 2.29m)

Skimmed ceiling. UPVC double glazed leadlight window to front aspect. Air conditioning unit. Radiator.

BATHROOM 9' 5" x 9' 2" (2.87m x 2.79m)

Skimmed ceiling with inset spotlights. Obscure uPVC double glazed leadlight window to rear aspect. High specification four piece bathroom suite comprising Toto

Japanese toilet, vanity wall mounted hand wash basin with chrome mixer tap. free standing, double ended bath with wall mounted Aqualisa auto fill controls and wall mounted detachable jet body spray, and double walk in shower cubicle with rainmaker shower head, wall mounted detachable jet body spray and Aqualisa wall mounted controls. Chrome designer wall radiator. Eaves storage cupboard housing controls for bath and shower. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a wooden gate leads to concrete imprinted driveway, providing off street parking for numerous vehicles and access to GARAGE. Further double opening gates provide vehicular access to REAR GARDEN. Flower bed with established flowers and shrubs. Fencing to front boundary.

The **REAR GARDEN** measures approx. 100' and is West backing. Commencing with paved patio with pathway to side leading to rear of garden. Picket fence leading to lawn area. Fencing to all boundaries.



STABLE ONE 11' 5" x 11' 4" (3.48m x 3.45m)

Stable door with window to side aspect. Currently set up for personal dog grooming. Raised dog washing area with shower over. Work surface with stainless steel sink. Space for washing machine. Wall mounted gas boiler. Part tiled walls. Radiator.

STABLE TWO 21' reducing to 14' x 14' 4" (6.4m > 4.27m x 4.37m)

Window to rear aspect. This stable is currently set up with a raised endless pool with dog steps and ramp up to pool level. The pool has a hoist over to support dogs while swimming. Tiled walls. Radiator.



PUMP ROOM 11' 3" x 5' (3.43m x 1.52m)

Situated to the side of Stable 2. Housing heating controls and filtration system.

STABLE THREE 11' 8" x 7' 8" (3.56m x 2.34m)

Stable door to dog kennel. To the side of this stable is a galvanised dog kennel with door to REAR GARDEN.

GARAGE 19' 4" x 9' 7" (5.89m x 2.92m)

Pitched roof garage. Double opening doors to front aspect. Two windows to side. Power and lighting. Shed at rear of garage to remain.



Agent's Note:

There is a covenant in place which says you are not permitted to keep horses at this property.

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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