



# FOR SALE

## East Street, Rochford SS4 1DB

Guide Price £900,000 Freehold Council Tax Band - C

- Foremost Grade II Listed Historic 14th Century 4 Bedroom Detached House
- Vaulted 16th Century Dining Hall
- Extensively Refurbished Throughout
- Restored Rear Gardens
- Garden Room & Home Office
- Garages/Outbuildings & Cedar Greenhouse All With Power
- Driveway With Parking For Several Vehicles
- Local Amenities Nearby Including Local Market Every Tuesday
- Set In Nearly 1/2 an Acre Of Land
- Rochford Station 4 Minute Walk Away

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

\*\*\*\*\* GUIDE PRICE £900,000 - £950,000 \*\*\*\*\*

Nestled in the charming East Street of Rochford, this stunning Grade II 14th-century detached cottage is a true gem waiting to be discovered. Boasting a rich history dating back to 1300, this characterful property offers a unique blend of old-world charm and modern comfort having been completely refurbished throughout maintaining its character and history perfectly!

As you step inside, you are greeted by not one, not two, but three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. With four spacious bedrooms and two bathrooms, there is ample space for the whole family to relax and rejuvenate. The highlight of this enchanting cottage is the 16th-century dining hall, where you can imagine hosting lavish dinners surrounded by exposed beams and historic charm.

The property's unique feature, the whispering post, adds a touch of mystery and intrigue to this already captivating home.

Outside, the gate entrance leads to a lengthy driveway and parking for several vehicles, ensuring convenience for you and your guests. Whether you are a history enthusiast, a lover of character properties, or simply seeking a one-of-a-kind home, this cottage offers a rare opportunity to own a piece of British history.

Don't miss out on the chance to make this historic cottage your own and create lasting memories in a truly special setting. Contact us today to arrange a viewing and step into a world of timeless elegance and charm.





### **Entrance Hall**

Panelled oak solid door to entrance with leadlight vestibule window, ceramic tiled flooring, radiators, exposed beams, single glazed sash window to side aspect, wall mounted lighting.

### **Morning Room**

Ceramic tiled flooring, radiators, bessumer beams, coloured leadlight single glazed bay window to side aspect, Inglenook fireplace with oak bressimer and dual log stores on brick hearth with cast iron multifuel stove, spotlight & wall mounted lighting.

### **Kitchen**

Kardean flooring, wall mounted radiator, single glazed sash window to rear aspect, base & wall units, solid oak & Quartz worktops incorporating ceramic sink & drainer, fitted 'AGA' gas fire cooker with two point gas hob adjacent with 'NEFF' extractor over, integrated 'BOSCH' oven, integrated fridge, integrated dishwasher, exposed beams, cabinet underlighting, ceiling & spotlight lighting.

### **Utility Room**

Ceramic tiled flooring, radiator, single glazed sash window to rear aspect, 'Viseman' combi boiler, space for fridge/freezer, original oak worktop with butler sink, original coal fire stove, space and plumbing for washing machine, loft access, pendant lighting.

### **Sun Room**

Ceramic tiled flooring, single glazed windows to side & rear aspect, single glazed French doors to rear aspect, single glazed door to side aspect, pendant lighting.

### **Lounge**

Parquet flooring, radiators, secondary glazed sash windows to front & side aspect, stone fireplace with open flue on stone hearth, exposed beams, access to storage cupboard.

### **Dining Room**

Valuted 16th century dining room, original floorboards, single glazed windows to side aspects, vaulted internal single glazed obscure window, radiator, brick fireplace with inset cast iron log burner, exposed beams, pendant lighting.

### **Downstairs W/C**

Ceramic tiled flooring, single glazed obscure window to side aspect, W/C, hand basin, exposed beams, radiator, ceiling mounted lighting.

### **Office**

Quarry tiled flooring, radiator, single glazed sash window to rear aspect, exposed beams, wall mounted lighting.

### **Secondary Entrance Hall**

Panelled solid oak door to entrance, Kardean flooring, secondary glazed sash window to rear aspect, radiator, understairs storage cupboard, pendant lighting.

### **Landing**

Carpet flooring, partial original floor boards, access to over stair storage cupboard, ceiling mounted lighting.

### **Bedroom 1**

Original floorboards, secondary glazed sash window to front aspect, single glazed windows to side aspect, exposed beams, bespoke fitted wardrobes, radiator, loft access hatch, spotlight lighting.

### **En-Suite**

Original floorboards, single glazed windows to side aspect, radiator, ceiling mounted lighting.

### **Bedroom 2**

Original floorboards, radiator, single glazed window to side aspect, ceiling mounted lighting.

### **Bedroom 3**

Carpet flooring, radiator, single glazed sash window to rear aspect, storage cupboards, loft access hatch, spotlight lighting.

### **Bathroom**

Amtico flooring, radiator, secondary glazed sash window to rear aspect, W/C, hand basin with surrounding fitted storage, freestanding rolltop bath, spotlight lighting.

### **Bedroom 4**

Carpet flooring, radiator, single glazed sash window to side aspect, storage cupboard, loft access hatch, jack and jill door to bathroom, pendant lighting.

### **Outbuilding**

Ceramic tiled flooring, fitted storage, fully insulated, power, lighting and wireless hub installed, ceiling mounted lighting.

### **Garage**

Ceramic tiled flooring, double glazed window to rear aspect, fully insulated, vaulted storage, power & lighting.

### **Workshop**

Concrete flooring, power & lighting.

### **Rear Gardens**

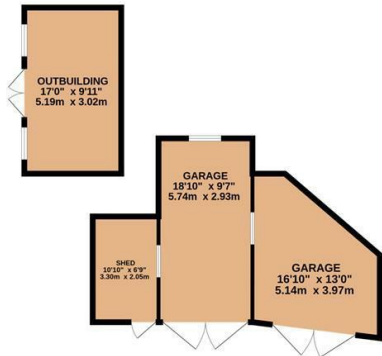
Circa 1.2/1.3 acre land surrounding, laid lawn, laid stones, shrubs and flower beds, mature trees, side access.

### **Front Of Property & Parking**

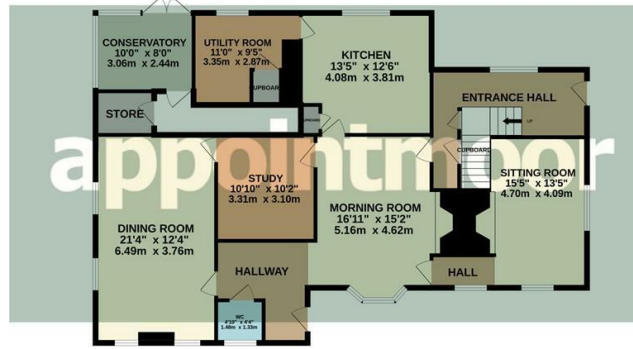
Gated entrance, laid stone driveway with parking for several vehicles, laid lawn, pond with shrubs and flower beds surrounding, Indian stone paved patio area, mature trees.



OUTBUILDINGS  
591 sq.ft. (54.9 sq.m.) approx.



GROUND FLOOR  
1348 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 2719 sq.ft. (252.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	47	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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