

Smallgains Lane, Stock  
CM4 9PR



**CURTIS O'BOYLE**

Sales & Lettings





# Smallgains Lane, Stock

## CM4 9PR £1,000,000

Charming 4-Bedroom Semi-Detached Cottage in Idyllic Semi Rural Setting

Set in a peaceful rural position on the outskirts of the highly sought-after village of Stock, this beautifully presented white weatherboarded cottage seamlessly blends period charm with modern living. Believed to date back to the late 1800s and sympathetically extended approximately 30 years ago, the property offers a unique opportunity to acquire a characterful home in a picturesque countryside location.

The main house features four first floor bedrooms, including a principal suite with en-suite shower room, and a well-appointed family bathroom on the first floor. The ground floor offers a flexible layout with a bright living room overlooking the garden, cosy snug/study and an open family/dining area-ideal for both relaxed family living and entertaining.

Occupying a substantial plot, the home enjoys extensive outdoor space perfect for gardening, recreation, or simply taking in the rural surroundings.

With its blend of period features, tasteful modernisation, and tranquil setting, this distinctive property offers a rare combination of character and convenience just moments from Stock village amenities and excellent road links.

Available via separate negotiation is the detached former garage, which has been converted into a stylish and versatile studio annex-ideal as guest accommodation. Seller is applying to split the title, please see separate listing for this detached bungalow.

**ENTRANCE HALL** Obscure glazed entrance door, smooth ceiling with inset downlights, tiled floor, stairs to first floor.

**BOOT ROOM** 6' 7" x 5' 7" (2.01m x 1.7m) Double glazed window to front aspect, radiator, smooth ceiling, tiled floor.

**WC** Double glazed window to front aspect, radiator, smooth ceiling with inset downlights, close coupled WC, wash hand basin, extractor fan, tiled floor, part tiled walls.

**LIVING ROOM** 18' 11" x 13' 0" (5.77m x 3.96m) < 16' 4" (4.98m) Two double glazed windows to side aspect, double glazed window to rear aspect, double glazed French doors to rear garden, brick fireplace with log burner, exposed beam, French doors to breakfast room.

**STUDY** 11' x 11' (3.35m x 3.35m) Double glazed window to front aspect, coved to smooth ceiling, radiator, brick fireplace.

**FAMILY ROOM** 13' 8" x 11' 1" (4.17m x 3.38m) Coved to smooth ceiling with inset downlights, feature fireplace with log burner, tiled floor, understairs pantry cupboard, open plan to dining area and kitchen.

**DINING AREA** 11' 8" x 10' 5.77" (3.56m x 3.18m) Double glazed door to rear garden, vaulted glazed roof, tiled floor, opening to kitchen.

**KITCHEN** 11' x 7' (3.35m x 2.13m) Double glazed window to side aspect, smooth ceiling with inset downlights, fitted base and wall units, ceramic one and a quarter bowl sink unit with mixer tap inset into worktops, range style cooker with hood above, integrated dishwasher, tiled splashbacks.

**UTILITY LOBBY** Double glazed door to rear aspect, tiled floor, smooth ceiling with inset downlights, space for washing machine.

**FIRST FLOOR LANDING** Double glazed window to side aspect, coved to smooth ceiling, loft access, airing cupboard.

**BEDROOM ONE** 13' 1" x 12' 11" (3.99m x 3.94m) Two double glazed windows to front aspect, double glazed window to side aspect, radiator, coved to smooth ceiling with inset downlights, door to:

**ENSUITE** Obscure double glazed window to side aspect, heated towel rail, smooth ceiling with inset downlights, tiled shower cubicle, close coupled WC, pedestal wash hand basin, part panelled walls, tiled floor.

**BEDROOM TWO** 11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, fitted wardrobes.

**BEDROOM THREE** 11' 1" x 9' 9" (3.38m x 2.97m) Double glazed window to front aspect, radiator, coved to smooth ceiling, feature cast iron fireplace.

**BEDROOM FOUR** 7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window to front aspect, radiator, smooth ceiling, being used as a dressing room with fitted units.

**BATHROOM** Obscure double glazed window to rear aspect, heated towel rail, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled shower cubicle, close coupled WC, tiled floor, part tiled walls.

**REAR GARDEN** Paved patio area, remainder mostly laid to lawn with flower and shrub borders, further paved patio area, timber shed, fencing to boundary, gated side access.

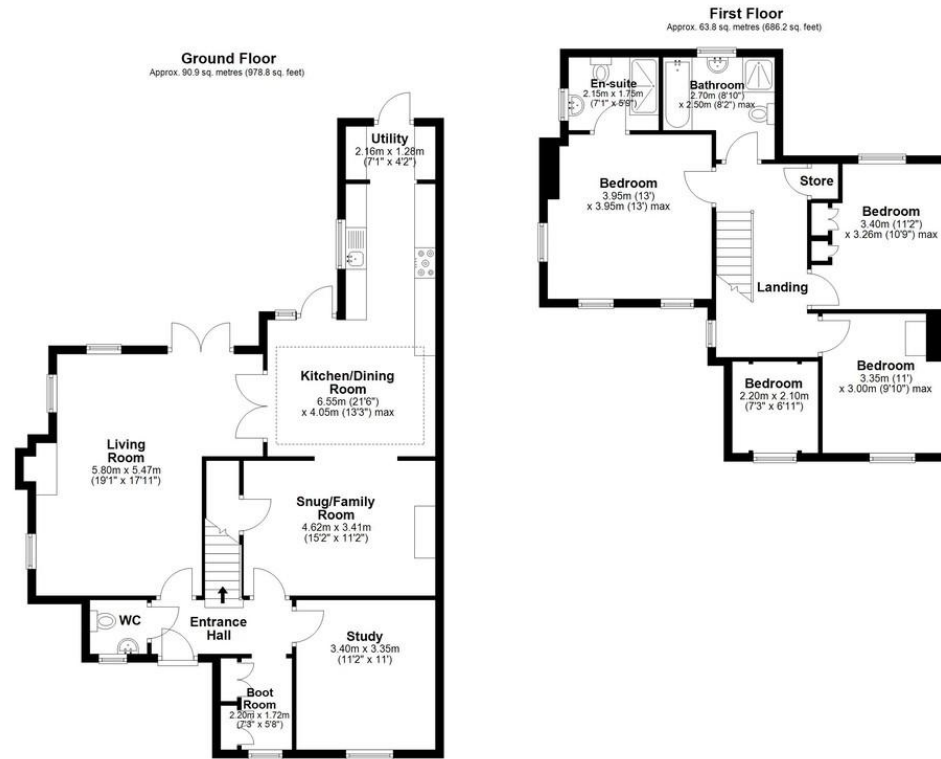
**FRONT GARDEN** Paved driveway via five bar gate, fencing to boundary, laid to lawn.





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**





All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

**Peartree Cottage**



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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