



Orsett Village £1,450,000



Oak Lodge, Rectory Fields, Rectory Road,
Orsett, Essex, RM16 3JN

AN OUTSTANDING AND IMPRESSIVE FIVE BEDROOM
DETACHED HOUSE SITUATED WITHIN A GATED PRIVATE
DEVELOPMENT OF JUST FOUR PROPERTIES HAVING
SPACIOUS AND WELL PLANNED ACCOMMODATION,
THREE EN-SUITE BEDROOMS AND DOUBLE GARAGE.

EPC: C.

- SPACIOUS ENTRANCE HALL
- STUDY
- DINING ROOM
- CLOAKROOM
- LOUNGE
- KITCHEN/FAMILY ROOM
- UTILITY ROOM
- LANDING
- MASTER BEDROOM WITH ENSUITE
- FOUR FURTHER BEDROOMS
- TWO FURTHER EN-SUITES
- FAMILY BATHROOM
- FRONT AND REAR GARDENS WITH SWIMMING POOL
- DOUBLE GARAGE
- VILLAGE LOCATION

CANOPIED ENTRANCE PORCH

Hardwood door to:

GRAND ENTRANCE HALL

Double glazed window to front. Radiator. Coving to ceiling. Tiled flooring. Power points. Stairs to first floor with cupboard under. Built in cloaks cupboard. Double doors to lounge.

CLOAKROOM

Radiator. Coving to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin and low flush W.C.

STUDY 13' 10" x 8' 2" (4.21m x 2.49m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted units with desk space.

DINING ROOM 14' 5" x 11' 8" (4.39m x 3.55m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Double doors to lounge.

FORMAL LOUNGE 18' 9" x 14' 2" (5.71m x 4.31m)

Two double glazed windows to side. Two radiators. Coving to ceiling with inset lighting. Fitted carpet. Power points. Feature chimney recess with fitted units. Double glazed French doors to garden.

UTILITY ROOM 6' 4" x 6' 3" (1.93m x 1.90m)

Double glazed window to side. Radiator. Inset lighting. Tiled flooring. Power points. Range of base and eye level units with granite work surfaces. Inset stainless steel sink with mixer tap. Recess and plumbing for automatic washing machine.



KITCHEN/FAMILY ROOM 31' 2" x 27' 8" max (9.49m x 8.43m max)

Double glazed windows to two aspects. Radiator. Coving to ceiling with inset lighting. Tiled flooring. Power points. A range of in frame base and eye level units with complementary granite work surfaces. Inset butler style sink with mixer tap and waste disposal. Range of Wolf integrated appliances to include fan and steam ovens with warming drawer. Coffee machine. Induction hob with extractor over. Fridge, freezer, wine cooler and dishwasher. Island unit with granite work surface and cupboards under. Built in pantry. Double glazed door to side. Double glazed French doors to garden.

GALLERIED LANDING

Two double glazed windows to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Stairs to second floor landing with cupboard under. Airing cupboard with lagged hot water tank.

MASTER BEDROOM 20' 5" x 12' 5" (6.22m x 3.78m)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Extensive range of double wardrobes with hanging and shelf space. Double glazed French doors to balcony.

EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of walk in shower with mixer shower over. His and Hers vanity wash hand basins with granite surround and cupboard space under. Low flush WC. Tiling to walls. Vanity mirror.



BEDROOM TWO 15' 9" x 11' 0" (4.80m x 3.35m)

Double glazed window to rear with shutters. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Range of double fitted wardrobes with hanging and shelf space.

EN-SUITE

Obscure double glazed window with shutters. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of Low flush W.C. Pedestal wash hand basin. Double shower with mixer shower over. Tiling to walls.

BEDROOM THREE 12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted wardrobes with hanging and shelf space.

BEDROOM FOUR 11' 9" x 9' 8" (3.58m x 2.94m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.

FAMILY BATHROOM

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of tiled shower cubicle with mixer shower. Panelled bath with central mixer tap. Vanity wash hand basin. Low flush W.C. Built in cupboard. Tiling to walls with border tile.

SECOND FLOOR LANDING

Inset lighting to ceiling. Fitted carpet. Built in cupboard.



GUEST BEDROOM 15' 11" x 14' 0" (4.85m x 4.26m)

Double glazed dormer windows to front and rear with shutters. Two radiators. Inset lighting to ceiling. Power points. An extensive range of double and single wardrobes with hanging and shelf space. Access to loft.

EN-SUITE

Double glazed window to rear with shutters. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Double walk in shower with mixer shower over. Low flush W.C. Concealed cistern WC. Panelling to walls.

REAR AND SIDE GARDENS

The property sits centrally within manicured grounds with lawns to the rear and both sides. An in ground heated swimming pool with paved surround is immediately to the rear making an excellent entertaining area. The lawn to the south has raised flower and shrub borders, path to the summerhouse and further paved patio to side and pool house. Gated side entrance. Outside tap and lighting.

FRONT GARDEN

Approached via gated entrance leading to gravel driveway providing parking for numerous vehicles. Hedge boundaries.

DOUBLE GARAGE

Twin up and over doors. Power and light connected.



PROPERTY DETAILS

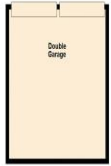
Tenure: Freehold. Thurrock Council Tax Band: G. EPC: C. The cost of the electric gates is shared between the four properties.

AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.







Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.

