



Orsett £850,000



Church House, 5 High Road, Orsett, Grays, Essex, RM16 3ER

AN EXTREMELY SPACIOUS FIVE BEDROOM PROPERTY SITUATED IN THE HEART OF ORSETT VILLAGE WHICH HAS THREE RECEPTION ROOMS, EN-SUITE TO MASTER BEDROOM, SUPERB REAR GARDEN WITH LONG OWN DRIVEWAY TO DETACHED DOUBLE GARAGE. EPC: D.

- ❖ RECEPTION HALL
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ GARDEN ROOM
- ❖ FAMILY BATHROOM
- ❖ FOUR FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ LOBBY
- ❖ GALLERIED LANDING
- ❖ MASTER BEDROOM WITH EN-SUITE BATHROOM
- ❖ CELLAR
- ❖ DOUBLE GARAGE WITH OFFICE ABOVE

ENTRANCE PORCH

Approached via Hardwood door. Radiator. Tiled flooring.

CLOAKROOM

Borrowed light window. Radiator. Tiled flooring. Low flush W.C. Wall mounted wash hand basin. Half panelled walls.

RECEPTION HALL 17' 2" x 15' 4" (5.23m x 4.67m)

Two double glazed sliding sash windows to front. Two radiators. Coving to ceiling with inset lighting. Oak flooring. Power points. Spindled staircase leading to first floor with cupboards under.

LOUNGE 24' 1" x 15' 6" > 13' 1" (7.34m x 4.72m > 3.98m)

Double glazed sliding sash window to front. Obscure double glazed window to side. Two radiators. Coving to ceiling. Oak flooring. Power points. Feature brick fireplace with oak mantel. Double glazed windows to rear with central French doors to garden.

KITCHEN/BREAKFAST ROOM 15' 0" x 11' 9" (4.57m x 3.58m)

Double glazed window to rear. Radiator. Beamed ceiling with inset lighting. Tiled flooring. Power points. A range of base and eye level units with complimentary work surfaces. Double sink unit with mixer tap. Built in double oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks.



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UTILITY ROOM 15' 1" x 6' 8" (4.59m x 2.03m)

Double glazed sliding sash window to side. Radiator. Tiled flooring. Power points. A range of base and eye level units with complimentary work surfaces and inset sink. Recesses for appliances. Tiled splashbacks. Boiler (Not tested).

INNER LOBBY

Radiator. Tiled flooring. Double glazed door to garden.

GARDEN ROOM 14' 7" x 8' 0" (4.44m x 2.44m)

Double glazed sliding sash windows to rear. Tiled flooring. Coving to ceiling. Power points. Radiator. Access to loft space. Double glazed French doors to garden.

GALLERIED LANDING

Double glazed Velux windows to front. Stairs to second floor. Airing cupboard with lagged tank. Fitted carpet.

MASTER BEDROOM 16' 2" x 13' 1" (4.92m x 3.98m)

Double glazed sliding sash windows to rear. Radiator. Coving to ceiling. Power points. A range of fitted wardrobes with hanging and shelf space. Dressing area with his and hers wardrobe recesses leading to En-suite bathroom.



EN-SUITE BATHROOM

Two double glazed obscure sliding sash windows to rear. Coving to ceiling. A white suite comprising of panelled bath. Vanity wash hand basin with cupboard under. Low flush W.C. Half panelled walls. Heated towel rail.

BEDROOM TWO 14' 1" x 12' 0" (4.29m x 3.65m)

Double glazed sliding sash window to rear. Velux to front. Radiator. Fitted carpet. Power points. A range of fitted wardrobes with hanging and shelf space.

BEDROOM THREE 18' 6" x 10' 4" > 6' 6" (5.63m x 3.15m > 1.98m)

Double glazed sliding sash windows to side and rear. Radiator. Laminated flooring. Power points. Walk in wardrobe with eaves storage.

BATHROOM

Obscure double glazed window. Vinyl flooring. A white suite comprising of vanity wash hand basin with cupboards under. Bath with tiled surround. Low flush W.C. Shower cubicle with mixer shower.

SECOND FLOOR LANDING

Fitted carpet.



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BEDROOM FOUR 15' 3" x 9' 0" (4.64m x 2.74m)

Velux windows to rear. Radiator. Limited ceiling height. Laminate flooring. Eaves storage. Power points.

BEDROOM FIVE 10' 1" x 8' 8" (3.07m x 2.64m)

Velux window to rear. Radiator. Limited ceiling height. Laminated flooring. Power points. Built in cupboard.

REAR GARDEN

Southerly facing. Immediate paved patio leading to lawn with a variety of mature trees and shrubs. Gated vehicular driveway leading to detached double garage to the rear of the garden and access to cellar.

DOUBLE GARAGE

Accessed via gated independent gravel driveway. Stairs to storage/office space. W.C. Power and light connected.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: G. EPC: D.



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.



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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.



Energy rating and score

This property's current energy rating is D. 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		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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 TOTAL FLOOR AREA : 3257 sq.ft. (302.6 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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