



Orsett £1,600,000



The Manor House, Rectory Road, Orsett, Essex, RM16 3EH

GUIDE PRICE £1,800,000 TO £1,900,000. A HANDSOME MANOR HOUSE SITUATED IN THE HEART OF ORSETT VILLAGE OFFERING SPACIOUS ACCOMMODATION WHICH WOULD LEND ITSELF TO A VARIETY OF USES SUBJECT TO PLANNING. EPC: TBA.

- ❖ GRAND ENTRANCE HALL
- ❖ THREE RECEPTION ROOMS
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ GALLERIED LANDING
- ❖ FOUR FURTHER BEDROOMS
- ❖ FORMAL GARDEN
- ❖ PARKING FOR NUMEROUS VEHICLES
- ❖ TWO CLOAKROOMS
- ❖ SHOWER ROOM
- ❖ CONSERVATORY
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ FAMILY BATHROOM
- ❖ DOUBLE GARAGE

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ENTRANCE HALL

Double glazed door leading to a grand entrance hall. Double glazed Georgian Bay window to front. Feature fireplace. Fitted carpet. Stairs leading to gallery landing.

CLOAKROOM

Low flush W.C. Wall mounted hand basin with tiled splashback. Vinyl flooring.

RECEPTION ONE 21' 11" x 15' 3" (6.68m x 4.64m)

Bay window with central French doors and shutters. Feature fireplace. Two radiators. Coving to ceiling. Fitted carpet.

RECEPTION TWO 15' 8" x 13' 11" (4.77m x 4.24m)

Double glazed Georgian bay window to front. Feature fireplace with Victorian surround. Built in cupboard. Radiator. Fitted carpet. Power points.

RECEPTION THREE 24' 0" x 13' 11" (7.31m x 4.24m)

Double glazed windows to front and side. Feature fireplace with marble surround. Wall heater. Coving to ceiling. Fitted carpet. Power points. Double glazed French doors to side with covered porch.



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KITCHEN/BREAKFAST ROOM 18' 6" x 13' 2" (5.63m x 4.01m)

Double glazed Georgian window to side. A range of base and eye level units with complimentary work surfaces. Inset double bowl sink unit with mixer tap. Built in oven and gas hob with extractor fan over. Recesses for appliances. Breakfast bar. Tiling to walls. Built in cupboards. Built in larder cupboard. Double glazed door to:

CONSERVATORY 14' 6" x 13' 9" (4.42m x 4.19m)

Double glazed to three aspects with French doors to garden. Built in storage cupboard. Two radiators. Polycarbonate roof. Vinyl flooring.

SECOND KITCHEN 14' 8" x 14' 1" (4.47m x 4.29m)

Obscure double glazed window. Feature fireplace. Two radiators. Tiled flooring. Power points. Lobby with doors to front and garage. A range of base and eye level units with complimentary work surfaces. Stainless steel sink with mixer tap. Oven and hob with extractor fan over. Recesses for appliances.

SHOWER ROOM

Obscure double glazed window. Tiled flooring. 'P' shaped shower cubicle with mixer shower tap. Vanity wash hand basin with cupboard under. Heated towel rail. Tiling to walls.

SECOND CLOAKROOM

Obscure double glazed window . Vanity wash hand basin with cupboard under. Low flush W.C.



LOBBY

Tiled flooring. Door to front.

GALLERIED LANDING

Double glazed Georgian window to front. Rear landing with stairs to kitchen. Built in cupboard. Radiator. Coving to ceiling. Fitted carpet. Power points.

MASTER BEDROOM 17' 1" x 13' 7" (5.20m x 4.14m)

Two double glazed Georgian windows to side. Feature fireplace with marble surround. A range of mirror fronted wardrobes providing hanging and shelf space. Radiator. Power points.

EN-SUITE

Obscure double glazed window. Suite comprising of low flush W.C. Vanity wash hand basin with cupboard under. Corner bath with electric shower over. Tiled walls. Radiator. Fitted carpet. Access to loft.

BEDROOM TWO 13' 11" x 11' 3" (4.24m x 3.43m)

Double glazed Georgian window. A range of fitted wardrobes with hanging and shelf space. Dressing table. Radiator. Fitted carpet. Power points.



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BEDROOM THREE 14' 6" x 13' 8" (4.42m x 4.16m)

Double glazed Georgian bay window to side. Built in cupboard. Feature fireplace. A range of fitted wardrobes with bed recess and cupboards over. Radiator. Coving to ceiling. Power points.

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

Double glazed Georgian bay window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

BEDROOM FIVE 24' 0" x 13' 11" (7.31m x 4.24m)

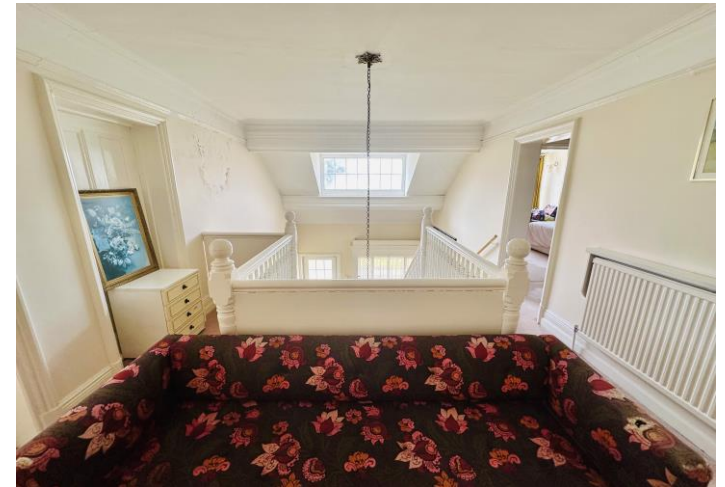
Two double glazed Georgian windows to front and side. Radiators. Coving to ceiling. Power points. Access to loft.

BATHROOM

Two obscure double glazed Georgian windows. Three piece suite comprising of vanity wash hand basin with cupboard under. Low flush W.C. 'P' shaped shower with mixer shower attachment. Tiling to walls. Heated towel rail. Power points.

REAR GARDEN

Formal grounds approaching half an acre with lawn and established flower and shrub borders. Pine and fruit trees. Gated side entrance. Shingle area with summer house.



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FRONT GARDEN

Double gates leading to a large circular shingled driveway. Central shrub bed. Established flower and shrub border. Pedestrian entrance gate.

DOUBLE GARAGE

Obscure window. Roller shutter door. Power and light. Access to loft. Boiler (Not tested).

PROPERTY DETAILS

Tenure: Freehold, EPC: TBC. Thurrock Council Tax Band: G.



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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

