



Bulphan £1,650,000





## Martins Farm House, 93 Church Lane, Bulphan, Essex, RM14 3TS

AN OUTSTANDING NEWLY BUILT DETACHED HOUSE WITH ANNEX TO THE GROUND FLOOR THAT BOASTS FIVE BEDROOMS, FOUR EN SUITES AND IS SITUATED IN A SUPERB SEMI RURAL LOCATION YET CLOSE TO ALL MAJOR ROAD NETWORKS. EPC: B.

- ❖ BUILD ZONE 10 YEAR WARRANTY
- ❖ CLOAKROOM
- ❖ UTILITY ROOM
- ❖ FORMAL LOUNGE
- ❖ FIVE BEDROOMS
- ❖ FAMILY BATHROOM
- ❖ GARAGE
- ❖ ENTRANCE HALL
- ❖ KITCHEN/FAMILY ROOM
- ❖ SITTING ROOM
- ❖ ANNEX
- ❖ FOUR EN SUITES
- ❖ OUTBUILDING
- ❖ LARGE GARDEN

### **ENTRANCE HALL**

Double glazed door with side panels opening to entrance hall. Under floor heating. Coving to ceiling with inset lighting. Tiled flooring. Stairs to first floor with cupboard under. Plant room with hot water tank.

### **CLOAKROOM**

Heated towel rail. Underfloor heating. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of wall mounted wash hand basin with cupboard under and concealed cistern W.C.

### **FORMAL LOUNGE** 20' 11" x 18' 9" (6.37m x 5.71m)

Double glazed windows to three aspects. Underfloor heating. Coving to ceiling with inset lighting. Fitted carpet. Power points. Double glazed French doors to garden.

### **SITTING ROOM** 16' 8" x 15' 0" (5.08m x 4.57m)

Double glazed bay window to front. Underfloor heating. Coving to ceiling with inset lighting. Fitted carpet. Power points.

### **KITCHEN/FAMILY ROOM** 30' 8" x 23' 9" > 12' 0" (9.34m x 7.23m > 3.65m)

Double glazed bay window to front. Double glazed window to rear. Underfloor heating. Coving to ceiling with inset lighting. Tiled flooring. Power points. A range of base and eye level units with granite work surfaces. Inset sink unit with 'Quooker' mixer tap. Built in twin 'Neff' ovens. Induction hob with extractor fan over. Integrated dishwasher and wine cooler. Tall unit with drawer space. Built in double 'Fisher & Paykel' fridge freezer. Double glazed French doors to garden.



**UTILITY ROOM** 7' 11" x 7' 2" (2.41m x 2.18m)

Double glazed window to rear. Underfloor heating. Coving to ceiling with inset lighting. Tiled flooring. Power points. Base and eye level units with granite work surfaces. Inset sink unit with mixer tap. Recesses for washing machine and tumble dryer. Double glazed door to garden.

**ANNEX**

**LOUNGE** 18' 5" x 14' 3" > 10' 0" (5.61m x 4.34m > 3.05m)

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

**BEDROOM FIVE** 13' 10" x 10' 4" (4.21m x 3.15m)

Double glazed window to rear. Underfloor heating. Coving to ceiling with inset lighting. Fitted carpet. Power points.

**EN-SUITE**

Obscure double glazed window. Underfloor heating. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin with drawer under. Concealed cistern W.C. Walk in shower with mixer shower over. Tiling to walls.





### **LANDING**

Double glazed window to side. Two radiators. Coving to ceiling with inset lighting. Fitted carpet. Power points.

### **MASTER BEDROOM** 13' 5" x 13' 4" (4.09m x 4.06m)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Walk in wardrobe.

### **EN-SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin with drawer under. Concealed cistern W.C. Shower with mixer shower over. Tiling to walls.

### **BEDROOM TWO** 13' 7" x 13' 3" (4.14m x 4.04m)

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

### **EN-SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin with drawer under. Concealed cistern W.C. Shower with mixer shower over. Tiling to walls.



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### **BEDROOM THREE** 14' 0" x 13' 6" (4.26m x 4.11m)

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

### **EN-SUITE**

Double glazed window to side. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin with drawer under. Concealed cistern W.C. Shower with mixer shower over. Tiling to walls.

### **BEDROOM FOUR** 15' 0" x 13' 2" (4.57m x 4.01m) max

Double glazed windows to two aspects. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Access to loft. Walk in wardrobe.

### **BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of double shower with mixer shower over. Wall mounted wash hand basin with drawer under. Concealed cistern W.C. Panelled bath with mixer tap and shower attachment. Tiling to walls.

### **GROUNDS**

The property is centrally situated within superb grounds with immediate pave patio to rear leading to lawns. Post and rail fencing. A variety of mature trees. Personal door to garage.



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### **OUTBUILDING**

Timber built outbuilding with pitched roof and concrete base.

### **DRIVEWAY**

Electronically operated gated entrance leading to block paved driveway providing parking for numerous vehicles.

### **DETACHED GARAGE**

Electric roller shutter door. Power and lighting. Access to loft space. Two double glazed windows.

### **PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: F. EPC: B. The property has the benefit of Build Zone 10 year New Build Warranty. We understand the property has two titles due to the extra land to the south.





**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 energy rating is B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>99 A</b>
81-91	<b>B</b>	<b>87 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

