



Horndon-On-The-Hill £900,000



2 Saffron Garden Cottage, Horndon Road, Horndon-On-The-Hill, Essex, SS17 8PE

An outstanding three bedroom cottage with approximately two acres of land situated on the fringes of this historic village which boasts two large reception rooms, stables and a variety of outbuildings. Early viewing advised. EPC: TBC.

❖ ENTRANCE HALL

❖ SHOWER ROOM

❖ LOUNGE

❖ CONSERVATORY

❖ THREE BEDROOMS

❖ GATED ENTRANCE

❖ STABLES

❖ UTILITY ROOM

❖ SITTING ROOM

❖ KITCHEN

❖ LANDING

❖ BATHROOM

❖ BARN

❖ TWO ACRES OF LAND (STLS)

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ENTRANCE HALL

Hard wood door to entrance hall. Radiator. Laminate flooring. Stairs to first floor. Built in cupboard. Double doors to lounge.

LOUNGE 21' 11" x 18' 0" (6.68m x 5.48m)

Double glazed windows to two aspects. Two radiators. Coving to ceiling with inset lighting. Laminate flooring. Power points. Feature brick fireplace with log burner. Built in cupboard.

KITCHEN 13' 9" x 10' 0" (4.19m x 3.05m)

Double glazed window to conservatory. Radiator. Inset lighting to ceiling. Laminate flooring. Power points. A range of base and eye level units with complementary work surfaces. Inset sink unit with mixer tap. Recess for Range style cooker with extractor fan over. Integrated dishwasher. Stable door to Conservatory.

CONSERVATORY 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed to three aspects with French doors to garden. Laminate flooring. Power points.

UTILITY ROOM 13' 6" x 7' 3" > 4' 4" (4.11m x 2.21m > 1.32m)

Double glazed window to rear. Inset lighting. Tiled flooring. Power points. Plumbing for washing machine. Tiling to walls. Light tunnel. Door to shower room.



SHOWER ROOM

Tiled flooring. Vanity wash hand basin with cupboard under. Low flush W.C. Shower cubicle with mixer shower. Tiling to walls.

SITTING ROOM 22' 8" x 19' 0" (6.90m x 5.79m)

Double glazed windows to front and rear. Two radiators. Vaulted and beamed ceiling. Laminate flooring. Power points. Feature Log Burner. Twin French doors to garden.

LANDING

Access to loft. Fitted carpet.

BEDROOM ONE 13' 2" x 11' 8" (4.01m x 3.55m)

Double glazed windows to two aspects. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted double and single wardrobes with hanging and shelf space.

BEDROOM TWO 13' 10" x 7' 5" (4.21m x 2.26m)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted double and single wardrobes.



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BEDROOM THREE 10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed window to side. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted double and single wardrobes.

BATHROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White freestanding bath with central mixer tap. Low flush W.C. Vanity wash hand basin with Granite surround. Shower cubicle with mixer shower. Tiling to walls.

GROUNDS

The property is approached via a block paved driveway providing parking for numerous vehicles with the remainder laid to lawn. Double gates provides vehicular access to the rear. Immediate paved patio leading to paddock. Formal garden area to rear of the property. Barn, Stables and Workshop. In all approximately two acres (STLS).

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: TBC. We understand from our vendor the property consists of two titles.



AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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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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 believed 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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