



Pitt Cottages Hall Road, Asheldham Southminster CM0 7EA

Welcome to

Pitt Cottages Hall Road, Asheldham Southminster

Occupying an enviable position OVERLOOKING PADDOCKS in the picturesque village of Asheldham, within reach of Southminster train station, is this CHARMING AND SPACIOUS EXTENDED COTTAGE, offering WELL PROPORTIONED REAR GARDEN and MODERNISED THROUGHOUT.



Entrance

Part glazed door to :-

Entrance Hall

Double glazed windows to front and sides, doors to:-

Study

9' 10" x 8' 1" max (3.00m x 2.46m max)

Double glazed UPVC window to front, radiator.

Cloakroom

White suite comprising high level WC and pedestal basin, built in cupboard, radiator with integrated towel rail.

Snug

18' 2" x 9' 5" plus recess (5.54m x 2.87m plus recess)

Double glazed UPVC window to front, centrepiece brick fireplace housing wood burner serving the central heating and hot water system, solid oak staircase rising to first floor with cupboard under, door to kitchen, open to:-

Lounge

14' 9" x 12' 1" (4.50m x 3.68m)

Double glazed UPVC window to front and side plus French doors opening onto the patio, radiator.

Kitchen Diner

21' 5" x 12' (6.53m x 3.66m)

Double glazed UPVC windows to side and rear overlooking the garden, modern country style kitchen comprising butler sink set in granite work surfaces with matching splashbacks and range of eye and base level units. Integrated dishwasher and washing machine, Rangemaster cooker with extractor over, space for further appliances. Radiator, door to rear accessing the garden.

First Floor

Landing

Airing cupboard, doors to:-

Bedroom One

14' 9" x 9' 5" (4.50m x 2.87m)

Double glazed UPVC windows to side and rear overlooking the garden, solid oak flooring, radiator, door to:-

En Suite

Modern white suite comprising double shower cubicle housing electric shower, low level WC and pedestal basin, solid oak floor, built in cupboard, radiator with integrated towel rail.

Bedroom Two

12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed UPVC windows to side and front with views over the garden and paddocks opposite, radiator.

Bedroom Three

12' 4" max x 10' 1" (3.76m max x 3.07m)

Double glazed UPVC window to front with views over paddocks opposite, cast iron fireplace set in brick chimney breast, radiator.

Bedroom Four

12' 3" max x 7' 1" (3.73m max x 2.16m)

Double glazed UPVC window to front with views over paddocks opposite, radiator.

Bathroom

Double glazed UPVC window to rear, stylish white suite comprising roll top claw-foot bath with shower over, high level WC and pedestal basin. Part tiled walls, solid oak floor, radiator with integrated towel rail.

Outside

Front

Off road parking for several vehicles. Gated side access to :-

Rear Garden

Laid to lawn with patio area abutting the property, stable block and wooden storage shed to remain.

Agents Note

A portion of the land is being sectioned off and plans are approved for the building of a bungalow to the South of the property, with provisions for allocated parking remaining for the property. The divide is clearly marked and this land has NOT been included in any of the photographs for this property in order not to mislead.



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Welcome to

**Pitt Cottages Hall Road, Asheldham
Southminster**

- Four Bedrooms
- Modern Bathroom & Ensuite
- Two Reception Rooms plus Large Kitchen Diner and Study
- Garden with Outbuildings
- Overlooking Paddocks

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£425 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104471 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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