



Rayleigh Road, Hutton

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Guide Price £695,000 - £725,000

This charming period semi-detached cottage, with its picturesque weatherboarded exterior, offers four-bedroom accommodation and stunning views over adjoining farmland. Nestled in a quaint countryside lane that branches off Rayleigh Road, it provides a serene semi-rural atmosphere just 2.5 miles from Shenfield, where you can access a mainline railway station with direct links to London, including the Elizabeth Line to the West End and Heathrow Airport. Originally believed to be a former farmworker's cottage of the adjacent Ellices Farm, the property exudes character and warmth. The charming layout includes an entrance lobby, a cozy living room featuring exposed beams and a fireplace and a wood-fronted, painted kitchen equipped with built-in appliances. The breakfast room, with its vaulted ceiling, leads to a side outdoor-kitchen and courtyard area, perfect for al fresco dining. The ground floor also includes a convenient



cloakroom. On the first floor, you'll find three bedrooms and a family bathroom. A staircase leads to a second-floor bedroom, with low level skylight windows that offer views over the open countryside. Outside, the beautifully landscaped cottage-style garden features a generous lawn, alongside a garden shed, greenhouse, and an attractive outbuilding complete with bi-fold doors, wood flooring, and a storage room. This versatile space would make an ideal home office or gym. The cottage is ideally located near popular schools (subject to acceptance), local shops and Hutton Country Park. EPC D.

Entrance Hallway

Sitting Room 15' 2" x 10' 10" max (4.62m x 3.30m)

Kitchen 11' 10" x 11' 8" (3.60m x 3.55m)

Dining Area 9' 5" x 8' 11" (2.87m x 2.72m)

Cloakroom

First Floor Landing

Bedroom Two 13' 8" x 6' 6" (4.16m x 1.98m)

Bedroom Three 9' 10" x 7' 0" (2.99m x 2.13m)

Bedroom Four 8' 2" x 7' 4" (2.49m x 2.23m)

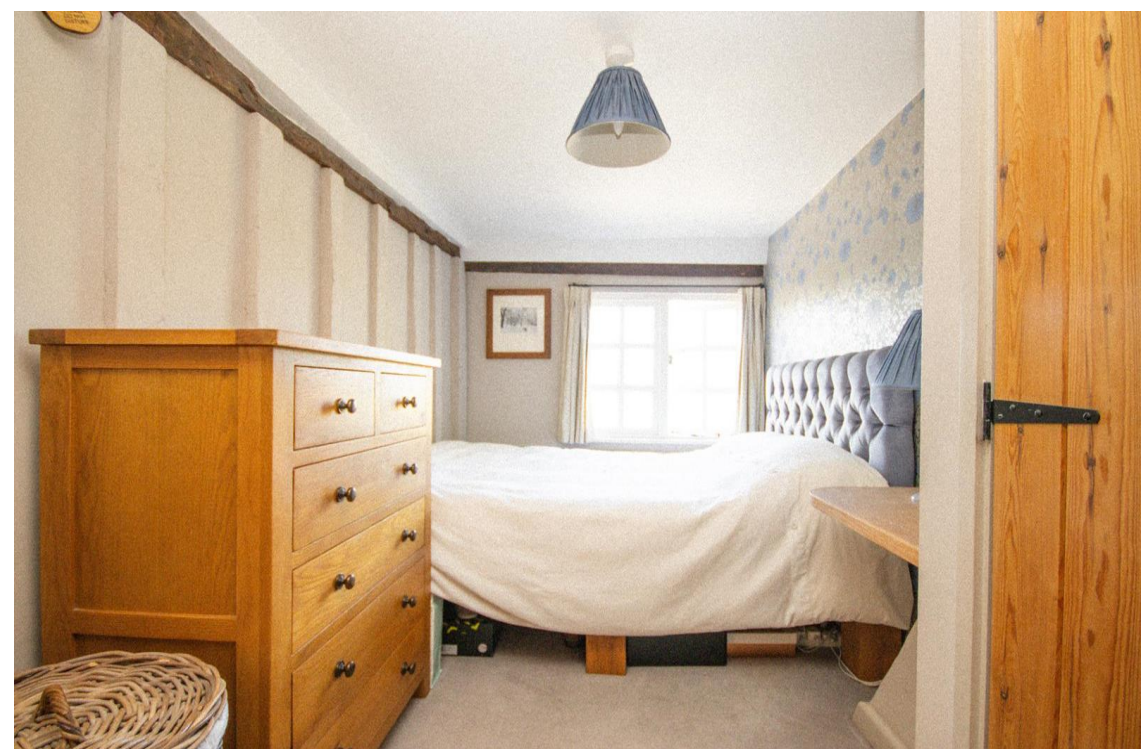
Bathroom

Second Floor

Master Bedroom 13' 9" into window recess x 12' 4" to front of wardrobes (4.19m x 3.76m)

Garden Room 12' 11" x 12' 0" max (3.93m x 3.65m)















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	66	72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Council Tax Band E

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