




Rose Cottage, Swan Lane, Stock, Ingatstone CM4 9QW

£880,000

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## Rose Cottage, Swan Lane, Stock CM4 9QW

Set in an idyllic country lane location between Stock village (0.5 mile) and Margaretting Tye (1 mile) is the charming three bedroom semi-detached period cottage, blending olde world character with a contemporary 'barn-style' extension. The original redbrick cottage retains many period features, with a traditional two up, two down configuration; the cosy sitting room and study sub-divided by a central fireplace and woodburner. Above are two cottage style bedrooms, one have a range of fitted wardrobes and period style fireplace, with panoramic country views from the dual-aspect windows. The comprehensively fitted kitchen/dining room connects the original cottage to the newer extension. With integrated appliances, solid wood worktops and underfloor heating, which continues into the double storey extension.

The 'barn-style' extension has contracting shiplap boarding and contains a surprisingly spacious lounge with an Inglenook style fireplace and wood burner, with bi-folding doors facing south across the gardens. There is a stylish bath/wet room with a built-in utility cupboard with further storage cupboards in the lobby. A second independent staircase takes you up to the large main bedroom offering ample space and great views from the picture window. There is also the convenience of a tiled en-suite shower room.

The exterior is a delight, with a traditional cobbled stone driveway and path, leading through a planted arbour, overlooking the lawned gardens. A lock up garage (16 x 15'2) and carport provides additional parking, and tucked away to the rear is a charming converted shepherds hut with bed/sitting room and kitchenette, and a shower room. A further secluded garden area overlooks the farmland and adjacent woods with footpaths right on your doorstep.





**ENTRANCE PORCH**

**SITTING ROOM**  
12 x 12 (3.66m x 3.66m )

**STUDY**  
12 x 9 (3.66m x 2.74m)

**LOUNGE**  
16 x 15'9 (4.88m x 4.80m )

**KITCHEN/DINING ROOM**  
18 x 10 (5.49m x 3.05m)

**GROUND FLOOR**  
**BATH/WET ROOM**  
8'6 x 8 (2.59m x 2.44m)

**BEDROOM ONE**  
19'8 x 15'9 (5.99m x 4.80m)

**EN-SUITE SHOWER ROOM**  
9'6 x 5 (2.90m x 1.52m)

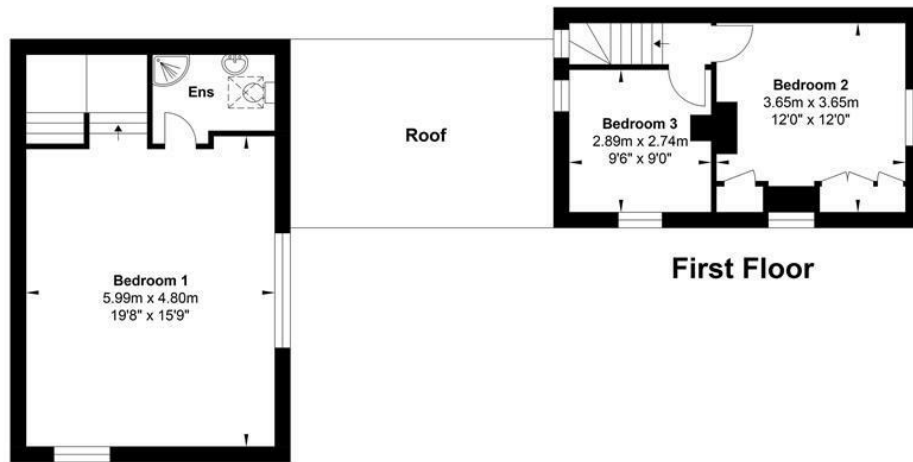
**BEDROOM TWO**  
12 x 12 (3.66m x 3.66m)

**BEDROOM THREE**  
9'6 x 9 (2.90m x 2.74m)

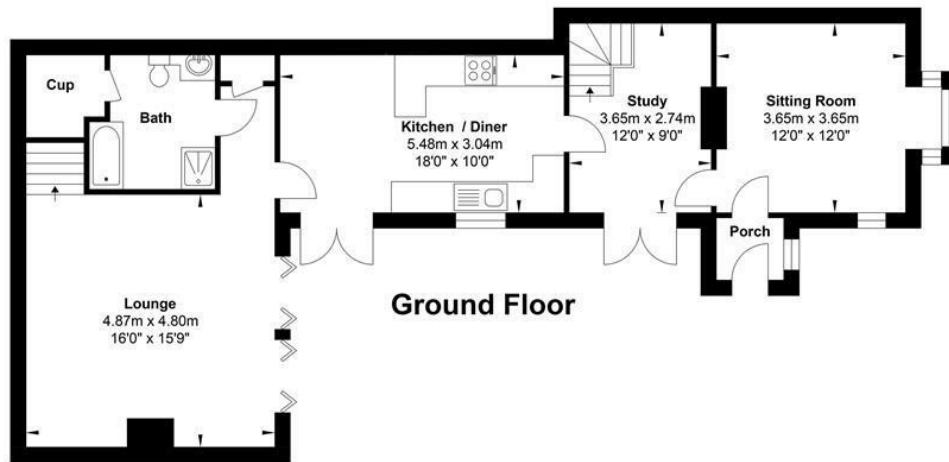
**GARAGE**  
16 x 15'2 (4.88m x 4.62m )

**SHEPHERDS HUT**  
13 x 7'4 (3.96m x 2.24m)



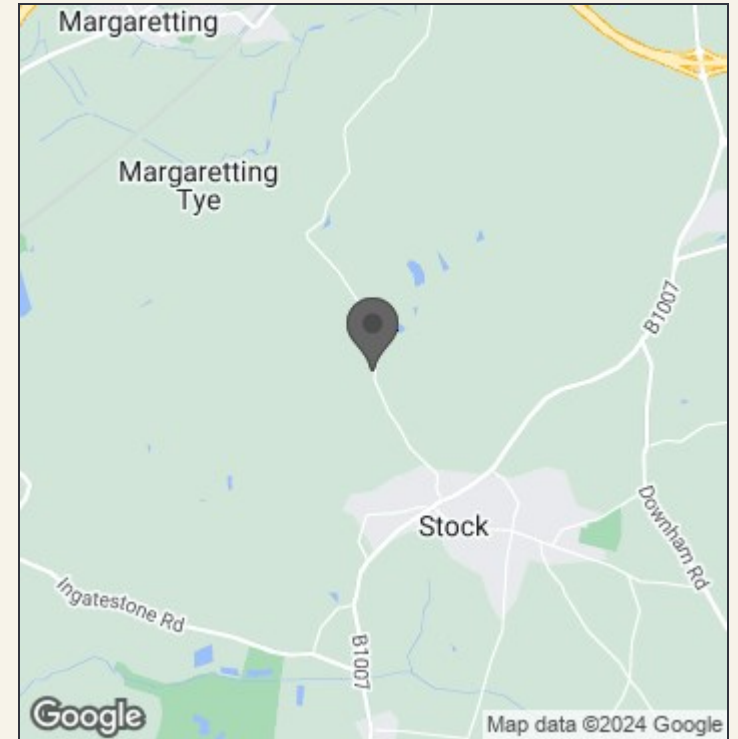


**First Floor**



**Gross Internal Floor Area : 139.75 m2 ... 1504 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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