



Lower Burnham Road, Chelmsford CM3 6NW
Offers in excess of £700,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Barn Farm Cottage situated on the fringes of the village of North Fambridge which lies on the north bank of the River Crouch, part of the Dengie peninsula.

The village offers commuters a rail link to London Liverpool Street Station and has the North Fambridge Yacht Club and Bar and a Public House/restaurant with accommodation. The area is well known for Blue House Farm nature reserve and wildlife trust and lies within a larger site of special scientific interest, Crouch and Roach Estuaries.

Barn Farm Cottage located on Lower Burnham Road offers a superb plot of approximately 1.029 acres which back and side on to open farm land.

The property originated as a cottage and has been extended throughout the years to offer a detached three bedroom home with a THREE BEDROOM STATIC HOME/ANNEXE, IDEAL FOR DUAL LIVING OR SIMILAR.

The rooms are totally versatile in their use and the new owners may very well configure differently to suit their own requirements.

The ground floor offers an entrance porch, kitchen/breakfast room, dining room, study, lounge, rear porch, utility room and a cloakroom/w/c. The first floor has three double bedrooms with the principal room having an en-suite and family bathroom.

The grounds which are majority to lawn have a wooden garage with adjoined storage sheds, a 34 ft x 10'8 ft work shop and summer house. PLEASE SEE THE DRONE AERIAL SHOTS, PHOTOGRAPHY AND VIDEO TOUR.

Entrance porch

Entrance door to the porch which has tiled flooring, light windows and door to the dining room.

Dining room

12'7 x 11'7
We have expressed the rooms are completely versatile in their use and could easily be reconfigured. The dining room has plenty of room for a family table and chairs and enjoys field views from the double glazed French doors to the side. Double glazed bow window to the front, radiator and television point, double doors to the kitchen.

Kitchen/breakfast room

14'8 reduc to 12'5 x 11'9

The kitchen has a range of cream oak fronted base units and drawers with roll top work surfaces over. Inset one and a half sink, space for electric oven, space for a fridge/freezer, built in microwave and a fireplace recess with an oil fired Aga, for cooking, hot water and heating, built in cupboard /pantry Double glazed window to the side with field views, double glazed window and door to the rear with views across open fields and radiator.

Study/sitting room

13'6 x 9'2

Whether a study or sitting room a versatile room, stairs to the first floor and part wood panelled walls. Double glazed French doors to the side, radiator and door to the lounge.

Lounge

18'5 x 12'1

This is a nice size room with an open brick fireplace with inset niches to either side. Double glazed bow window to the front, tv point and radiator.

Landing

Spit level landing, two built in storage cupboards one with a lagged water immersion tank, double glazed window to the rear with open field views.

Bedroom one en-suite.

18'2 x 12'9 max reduc to 9'10

An excellent size main bedroom with dual double glazed windows to the front and radiator. En-suite walk in shower cubicle, inset sink with vanity cupboards below, w/c, tiled walls, radiator and a double glazed window to the side.

Bedroom two

12'8 x 11'8

Another really good size double room with double glazed windows front and to the side with field views and radiator.

Bedroom three

11'2 x 11'8

Once again the third room is a really decent double room, double glazed window to the rear with field views and radiator.

Outbuildings

The property offers a wooden built garage with attached storage sheds and a covered area leading to an impressive size work shop in excess of 34 ft and summer house.

Bathroom

Tiled walls, sunken bath, close coupled w/c, hand wash basin with vanity cupboards below, shaver point, radiator and velux style window to the side.

Gardens/plot

The property has a superb plot of approximately 1.029 acres with a brick pillar and gated entrance. There is a long driveway with lawns either side with established trees and shrubs with the front boundary having mature hedging. The opposite flank is open with excellent views across open fields, the driveway is split via brick columns and fencing which lead into the main courtyard/parking to the house, annexe and outbuildings, the big advantage is the plot is accessible for vehicles.

There is another garden to the side of the main house which is a good size, laid to lawn with various planting and a mature hedge to the front off the annexe. To the front of the house there is a small garden with planting and a continuation of the mature hedging.

Static home/annexe

Entrance porch

Entrance door to the porch which has a double glazed window to the front and a floor mounted oil boiler(not tested).

Kitchen

9'5 x 8'9

The kitchen has a range of cream oak fronted eye and base units with work surfaces over. Electric oven, integrated fridge/freezer, inset white sink, double glazed window to the front and radiator.

Lounge

9'6 x 8'4

The lounge is open via an arch to the dining room, dual double glazed windows to the front with field views, tv point and two radiators.

Dining room

9'6 x 6'1

double doors to the front with field views, radiator with decorative cover.

Bedroom one

15'6 x 11'3

This is a good size room with a dressing area, double glazed windows to the rear and side and radiator. Built in cupboard which originally had a shower and we understand still has the plumbing in place. The dressing area has fitted wardrobes and space for a tumble dryer.

Bedroom two

9'1 x 7'9

Another double room with tv point and radiator, this interconnects to the single third room.

Bedroom three

8'5 x 6'1

Double glazed window to the rear and radiator.

Bathroom

Walk in shower cubicle, sink with vanity surround cupboards and drawers, above cupboard, mirror and down lights, w/c cistern built in, chrome heated towel rail. Double glazed window to the side, utility space for washer/dryer.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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