



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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



2 Dacre Cottages, Berners Roding, Ongar, CM5 0SY

£600,000

- Surrounded by picturesque farmland
- Stunning front and rear views
- Large rear garden backing onto farmland
- Quiet location
- Villages of Fyfield and Willingale with restaurant pubs and a village shop
- Four-bedroom semi-detached house
- Private driveway with ample parking
- Two outbuildings
- Attractive double-fronted design on a wide plot
- Popular schools within a short drive



Approximate Gross Internal Floor Area : 153.63 sq m / 1654 sq ft
Storage : 10.40 sq m / 112 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 11/7/2024

2 Dacre Cottages, Ongar CM5 0SY

Nestled in Berners Roding, this charming four-bedroom semi-detached house offers spacious accommodation with stunning rural views, a large rear garden, and outbuildings with versatile potential. Conveniently located near the villages of Fyfield and Willingale, Chipping Ongar, Chelmsford



Council Tax Band: E



Situated in Berners Roding, this charming four-bedroom semi-detached house enjoys a serene rural setting, surrounded by picturesque farmland. Offering spacious accommodation with stunning front and rear views, it is an ideal home for those seeking tranquillity.

The property features a private driveway with ample parking and a large rear garden that backs onto farmland, complete with two outbuildings that offer potential for various uses.

This attractive double-fronted house sits on a wide plot and is in good condition throughout. The ground floor comprises a porch, a 23ft lounge with a dining area leading to a fitted kitchen, an additional reception room that connects to a second kitchen/utility room, and a ground floor shower room. Upstairs, there is a family bathroom, three bedrooms, and a fourth bedroom accessible through the master bedroom.

Nearby, the villages of Fyfield and Willingale boast highly regarded restaurant pubs and a village shop. Chipping Ongar offers a more comprehensive range of shopping facilities, including Sainsbury's and Tesco supermarkets, as well as numerous boutique independent businesses and restaurants, including the renowned Smith's brasserie. Chelmsford and Epping provide a cosmopolitan array of shops, bars, eateries, and recreational facilities. Several popular schools are within a short drive, making this an ideal family home with the benefits of rural living. The M11 offers good access northwards to Stansted Airport and Cambridge, and southwards to Canary Wharf and the City. Additionally, several stations are a short drive away, providing convenient access to the city.

E.P.C Rating: D

Council Tax: Band: E (Epping Forest Borough)

Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All

dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.