



**MEACOCK & JONES**

3 Bedrooms  
Cottage

Located in Stondon  
Massey

**GUIDE PRICE**  
**£650,000 - 700,000**



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# 4 Stondon Green Nine Ashes Road Stondon Massey

Brentwood | Essex | CM15 0EN



**\*\*OPEN DAY 11TH JANUARY 2025\*\*** Initial offers invited in the region of £650,000 - £700,000\*\*

An excellent opportunity to purchase this beautifully presented Grade II listed three bedroom cottage superbly located in the sought after village of Stondon Massey within easy driving distance to Brentwood, Shenfield and Ingatestone where you can find a wide array of shops, bars, restaurants and mainline railway stations with their fast links into London. This property, the former village bakery, has enormous character and is finished to a high standard to provide comfortable accommodation throughout. Planning permission has been granted to convert the outbuildings into a one bedroom annexe, plus study with attached garaging, 23/00379/LBC and 23/00380/HHA. This property specification includes two computer generated images to illustrate the proposed works.

The ground floor accommodation comprises a bright and spacious hall, charming living room with inglenook style red brick fireplace with log burning stove, separate dining room featuring the original bread oven, well equipped fitted kitchen with shaker style units, four piece family bathroom and a well proportioned bedroom with views of the well maintained garden and the surrounding countryside beyond. To the first floor are two further good size bedrooms.

Externally the property is approached via a gated entrance into a long driveway with gardens to either side with the benefit of several outbuildings one of which houses an outdoor office and gym. To the rear is a tranquil garden that is mainly laid to lawn and offers an ideal entertaining space featuring a contemporary outdoor kitchen, dining and seating area. Beyond the rear garden is open countryside and the views from the house are delightful.



# 4 Stondon Green Nine Ashes Road

GUIDE PRICE £650,000 - £700,000 FREEHOLD

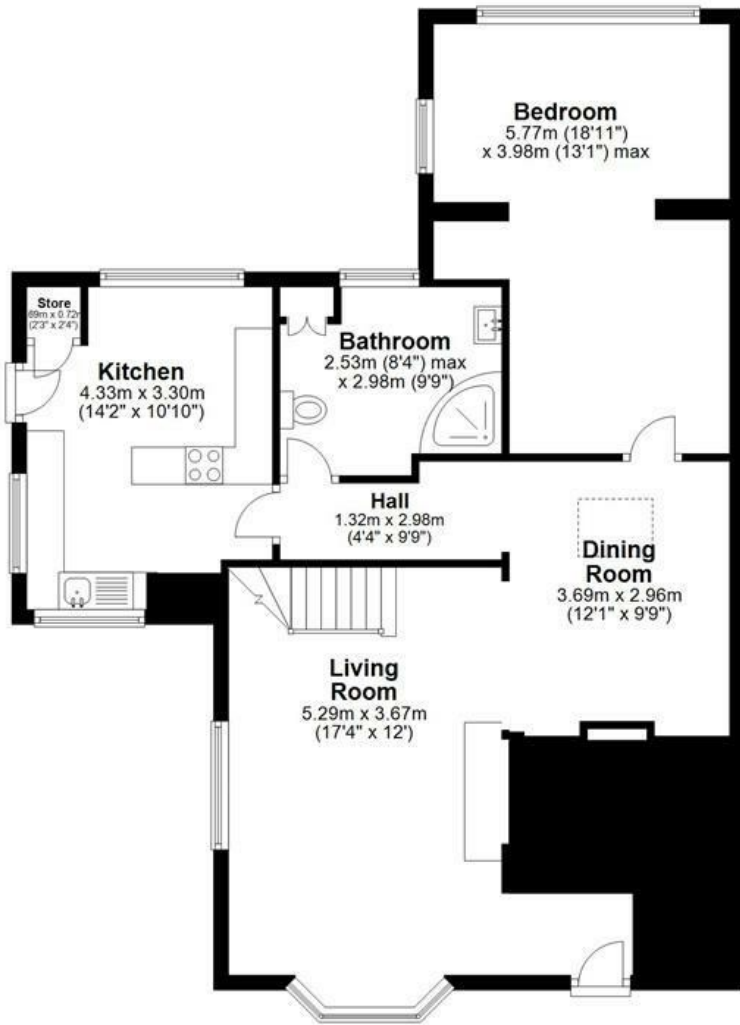
- THREE BEDROOM PERIOD COTTAGE
- DINING ROOM
- FAMILY BATHROOM
- GYM
- SOUGHT AFTER VILLAGE
- LIVING ROOM
- KITCHEN
- OUTSIDE KITCHEN AREA
- GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT





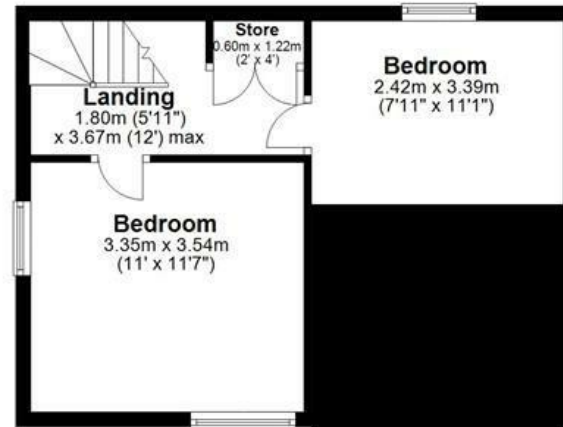
### Ground Floor

Approx. 87.5 sq. metres (942.2 sq. feet)



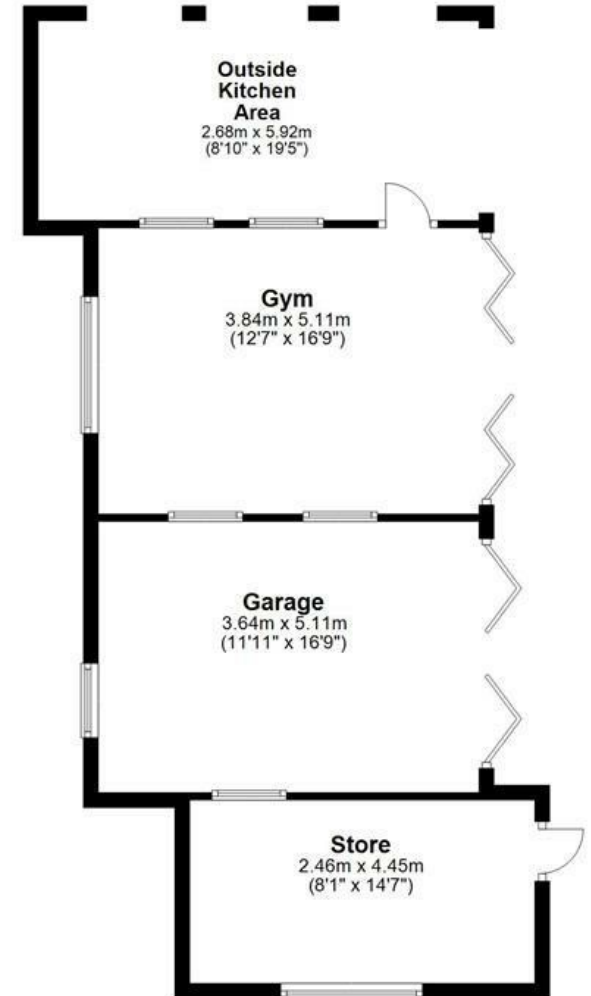
### First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



### Outbuilding/ Potential Annex

Approx. 66.5 sq. metres (715.4 sq. feet)



Total area: approx. 191.2 sq. metres (2057.9 sq. feet)

## Accommodation Comprises of

### Living Room

17'4 x 12'

### Dining Room

12'1 x 9'9

### Bedroom One

18'11 x 13'1

### Hall

4'4 x 9'9

### Bathroom

8'4 x 9'9

### Kitchen

14'2 x 10'10

### First Floor Landing

12' x 5'11

### Store Room

### Bedroom Two

11' x 11'7

### Bedroom Three

7'11 x 11'1

### Externally

### Rear Garden

### Front Garden

### Store Room

8'1 x 14'7

### Garage

11'11 x 16'9

### Gym

12'7 x 16'9

### Outside Kitchen Area

8'10 x 19'5

# MEACOCK & JONES

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**Council Tax Band:**

**Local Authority:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
201-214	B		
155-200	C		
100-154	D		
55-99	E		
1-54	F		
1-54	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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