

**DEDMAN  
GRAY**

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**Mill House, 47 Church Road, Barling Magna**

Asking Price: **£775,000**





Exquisite 4-bed country house, built 1830. Spacious interior with two receptions, kitchen/breakfast room, en suite master. Triple garage, ample parking. No chain. Low-maintenance outside space with lawn, fencing, security lighting. BBQ/gas storage area. Shed and wood store. Potential for living space/office above garage, subject to the necessary planning. Classic charm meets modern comfort.

- Detached country house originally built circa 1830
- Four bedrooms with en suite to master
- Two reception areas
- Kitchen/breakfast room
- Separate Utility
- Large Orangery
- En Suite to master bedroom
- Triple garage and driveway/parking
- Family bathroom
- No onward chain

#### **Second Lounge**

Double glazed window overlooking the front garden bespoke fitted shutters, Stairs rising to first floor with spindle balustrade, under stairs storage area, double radiator, alarm system, feature fireplace,, doors to kitchen and lounge, double glazed bi-folding doors onto the:

#### **Orangery**

15' 4" x 11' 6" (4.67m x 3.51m)

Hardwood conservatory with double glazed windows to three aspects, underfloor heating and double glazed French doors leading onto and overlooking the rear garden, slate flooring, various power points, tv point, two double radiators



### Main Lounge

21' 2" x 14' 6" (6.45m x 4.42m)

Double glazed window to front, rear and side with bespoke fitted shutters, feature fireplace with inset log burner, two built in book cabinets, two radiators, wooden dado rail, coving to smooth plastered ceiling with ceiling lights and roses and further wall lights.

### Kitchen

13' 4" x 10' 9" (4.06m x 3.28m)

Double glazed window to front with bespoke shutter, base level units below with three drawers and two cupboards, recess for a Rangemaster 5 ring oven with extractor fan above inset to chimney, range of base and eye level units with concealed lighting, inset Frankie sink unit with mixer taps to wooden worktop, pull-out larder spice rack, integrated Bosch dishwasher, panelled ceiling with inset spot lights and door to:

### Utility Room

10' 1" x 6' 2" (3.07m x 1.88m)

Double glazed window to front and side with bespoke fitted shutters, plumbing for washing machine, butler sink, wooden work top, built in large larder cupboard, panelled ceiling with inset spot lights, tiled floor, wooden stable door leading to the garden and further door to:

### Cloakroom

5' 7" x 3' 8" (1.70m x 1.12m)

Obscure double glazed window to rear, tiled floor, low flush WC, wash hand basin, smooth plastered ceiling.

### First Floor Split Level Landing

Double glazed windows to Front with bespoke fitted shutters, split level landing, smooth plastered ceiling with inset downlighters.

### Master Bedroom

15' 9" x 14' 6" (4.80m x 4.42m)

Double glazed window to front and side with bespoke fitted shutters, two cast iron style radiators, bespoke fitted wardrobes to one wall, ornate coving to smooth plastered ceiling with ceiling rose, door to:







#### **En Suite Shower Room**

12' 7" x 4' 7" (3.84m x 1.40m)

Obscure double glazed window to rear, modern white suite comprising of a walk in shower cubicle with rainfall shower over, low flush WC and wash hand basin with mixer taps, tiling to floor and walls, smooth plastered ceiling with inset downlighters.

#### **Bedroom 2**

16' 3" x 11' 5" (4.95m x 3.48m)

Double glazed windows to front and rear with fitted bespoke shutters, one radiator, coving to smooth plastered ceiling with loft hatch.

#### **Bedroom 3**

10' 3" x 6' 8" (3.12m x 2.03m)

Double glazed window to rear with bespoke fitted shutters, one radiator, smooth plastered ceiling.

#### **Bedroom 4**

9' 8" x 9' 6" (2.95m x 2.90m)

Double glazed window to rear with bespoke fitted shutters, built in double wardrobe, one radiator, smooth plastered ceiling.

#### **Family Bathroom**

7' 9" x 6' 1" (2.36m x 1.85m)

Obscure double glazed window to rear, panelled bath with central mixer taps and shower over, low flush WC, wash hand basin with mixer taps, heated towel rail, smooth plastered ceiling with downlights.





### **REAR GARDEN**

Mainly laid to hardstanding with raised lawn area, fencing and brick wall boundaries, side access, outside tap and security lighting, discreet barbeque/gas storage area ideal for entertaining accessed via kitchen and orangery.

### **FRONT GARDEN**

Majority laid to lawn with stable style fence to borders, side garden incorporates storage shed with power and lighting connected. Wood store to the front of the garage and ample storage space adjacent.

### **GARAGE**

Triple Garage

Three bay electric roller door cart lodge style garaging with tiled roof and tower and dove coop. There is enormous potential to create a living space/office above, subject to the usual planning consents from Rochford District Council.





Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, rooms and any other items are approximate and to be considered as such for any and all purposes. The plan is for general information only and should not be used as a basis for any prospective purchase. The dimensions, layout and location of items shown on the floor plan are approximate and may vary slightly to what is shown on the plan.





## Dedman Gray

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