



Coxtie Green Road

Pilgrims Hatch, CM14 5RP

*** GUIDE PRICE £950,000 TO £1,000,000 *** Located in a semi rural position in the popular area of Coxtie Green near South Weald is this impressive 200 year old attractive semi-detached character family home. The property Offers two reception rooms, a large kitchen/breakfast room, study and a ground floor bedroom and bathroom. To the first floor there are Three Bedrooms and a shower room. Externally there are multiple out buildings which are currently organised as a gym, storage, and garden bar with a log burner. A double garage and a second single garage and a large rear garden. This property really needs to be viewed to be appreciated.

Guide Price £950,000 - Freehold - Council Tax: E

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Entrance Porch

Wooden door to front, door opens into:

Living Room

14'4 x 13'2 (4.37m x 4.01m)

Double glazed sash wooden window to front, radiator, wooden flooring, storage cupboard under stairs.

Family Room

14'4 x 15'2 (4.37m x 4.62m)

Double glazed sash wooden window to side, double glazed French door to side, radiator, feature fireplace with multi fuel burner, wooden flooring.

Kitchen/Breakfast Room

14'4 x 17'0 (4.37m x 5.18m)

Double glazed sash wooden window to side, double glazed wooden French doors to side, bespoke kitchen with oak work top, butlers sink with mixer tap over, range type oven, integrated appliances, space for fridge/freezer.

Inner Hallway

Radiator, wooden flooring.

Ground Floor Bedroom Four

10'8 x 9'10 (3.25m x 3.00m)

Double glazed sash wooden window to side, radiator.

Bathroom

10'8 x 8'5 (3.25m x 2.57m)

Double glazed sash wooden window to side, Free standing bath, with mixer tap, separate walk in shower, low level w/c, wash hand basin,

Study

Wooden window to rear, radiator.

1st Floor Landing

Double glazed sash wooden window to side, wooden flooring.

Bedroom One

14'4 x 16'7 (4.37m x 5.05m)

Double glazed sash wooden window to front, radiator, built in bespoke wardrobes, wooden flooring.

Bedroom Two

7'3 x 11'11 (2.21m x 3.63m)

Double glazed sash wooden window to the rear, radiator, feature fireplace, wooden flooring.

Bedroom Three

7'1 x 9'3 (2.16m x 2.82m)

Double glazed sash wooden window to the side, radiator, wooden flooring.

Shower Room

Walk in shower cubicle, low level w/c, wash hand basin with vanity unit below, heated towel rail, wooden flooring.

Gym

25'6 x 8'9 (7.77m x 2.67m)

Double glazed wooden window and French doors open to the garden, lighting, electrics, electric heater.

Storage

19'7 x 8'9 (5.97m x 2.67m)

Upvc Double glazed French doors, double glazed window, eves storage, elect and lighting.

Garden Room/Bar

13'11 x 10'4 (4.24m x 3.15m)

Double glazed window to side, double glazed French doors to front, electric and lighting, log burner.

Front Garden

well tended front garden, laid to lawn, there is a Koi fish pond with waterfall to stay, you enter the property to the side via a small gate which opens into the rear garden.

Rear Garden

There is side access which leads to a wonderful rear garden which is ideal for entertaining including a large patio with an open fireplace and large pergola. The garden is well maintained and there are various outbuildings including garden room/bar and gym.

Double Garage

17'1 x 13'9 (5.21m x 4.19m)

Double wooden doors open into double garage with storage, electric and lighting.

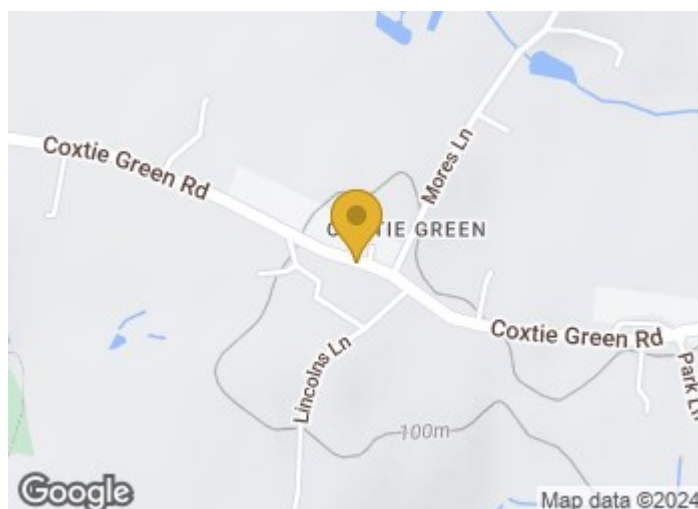
Garage

15'6 x 7'11 (4.72m x 2.41m)

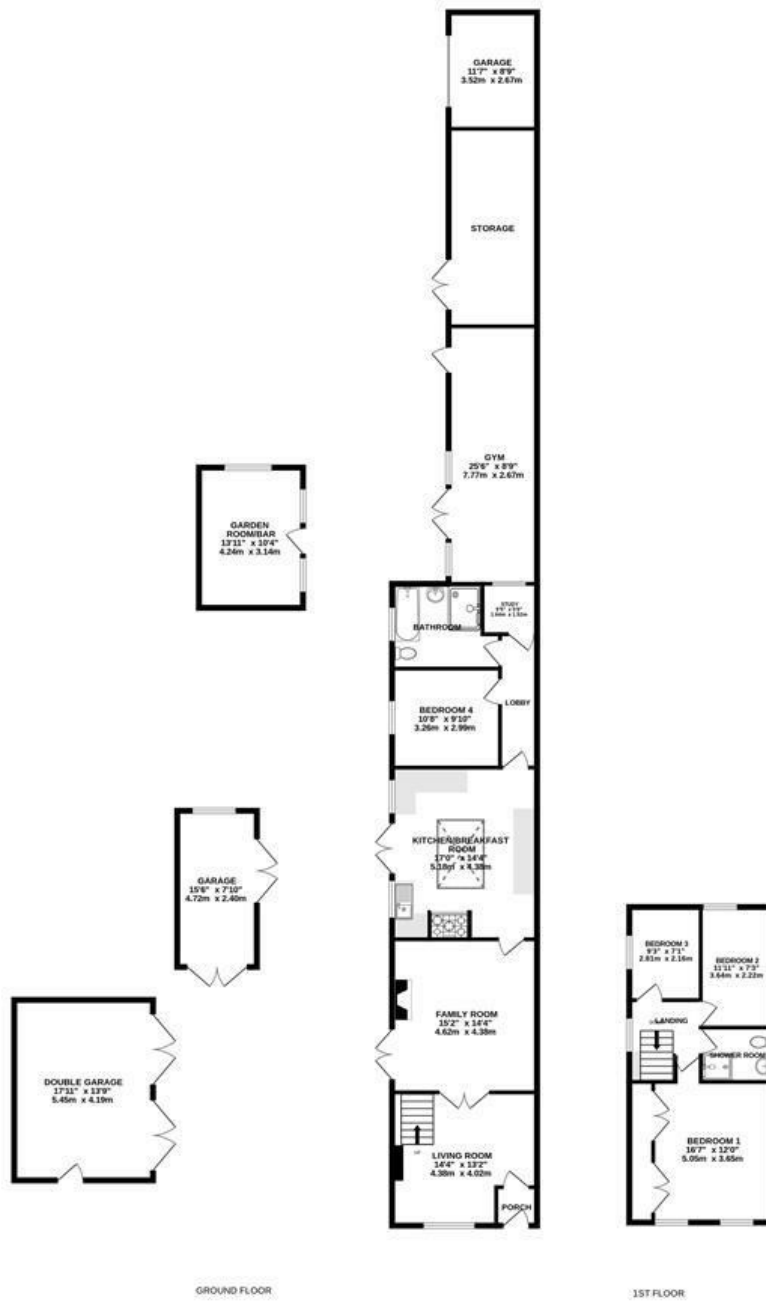
Wooden doors to front, Large window to the rear, window and double doors opening to the side to the seating area, electric and lighting.

Parking

Entered via a wooden gate, shingle drive way which offers parking for 4/5 cars.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Material Information:
 Council Tax Band: E
 Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	