



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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Hove-to

St Ives Road

Peldon

CO5 7QD

£450,000



Detached bungalow

Two double bedrooms

Double Garage

Stunning Farmland views

Popular village Location

Close to Coastal walks

Two Reception rooms

Conservatory EPC Rating: E

Nestled in the charming village of Peldon, Essex, "Hove To" beckons with its peaceful ambiance and coastal allure. Built in 1961, this detached 2-bedroom bungalow offers a timeless appeal and a unique blend of character and comfort.

Boasting a prime location at St. Ives Road, "Hove To" presents the perfect retreat for those seeking a harmonious blend of countryside and seaside charm. Step inside to discover an interior adorned with feature beams, two double bedrooms, and a conservatory, offering the perfect spot to enjoy the outside space.

The cozy log burner adds warmth and ambiance to the spacious living areas, creating the perfect atmosphere for relaxation. Enjoy stunning farmland views to the rear, providing a peaceful backdrop for your daily life.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- **Hall**  
19' 4" x 3' 10" (5.89m x 1.17m)  
Part glazed obscured entrance door to Hall, loft access, part boarded with a ladder and electric, radiator, doors to:
- **Lounge**  
14' 11" x 12' 11" (4.55m x 3.94m)  
Open brick Fireplace with log burner, windows to side and front aspect, radiator.
- **Dining Room**  
10' 10" x 9' 11" (3.30m x 3.02m)  
Open to conservatory, window to side aspect.
- **Conservatory**  
11' 8" x 9' 3" (3.56m x 2.82m)  
Open views over farmland, brick and glazed construction, door to the side aspect.
- **Kitchen**  
10' 5" x 9' 11" (3.17m x 3.02m)  
Quarry tiled floor, window and part obscured glass door to Garden, airing cupboard, immersion boiler, inset stainless steel sink with mixer tap, spaces for washing machine, fridge/ freezer and dishwasher, double oven with extractor
- **Bedroom 1**  
11' 11" x 11' 10" (3.63m x 3.61m)  
Windows to front and side aspects, fitted 4 door wardrobe, recessed wardrobe, radiator.
- **Bedroom 2**  
11' 11" x 8' 8" (3.63m x 2.64m)  
Recessed wardrobe, window to side aspect, radiator, fitted double mirrored wardrobe.
- **Bathroom**  
8' 10" x 6' 2" (2.69m x 1.88m)  
Walk in shower, under floor heating, wash basin with mixer tap on vanity unit, obscure window to rear aspect, bidet, close coupled WC, tiled floor and walls, wall mounted heated towel rail.
- **Side Garden**  
28' 11" x 39' 10" (8.81m x 12.14m)  
Raised pond, hardstanding.
- **Double Garage**  
20' 11" x 16' 5" (6.38m x 5.00m)  
2 X Double doors, windows to rear and side aspects, part glazed entrance door.
- **Front Garden**  
26' x 53' (7.92m x 16.15m)  
Double opening gates to driveway, laid to lawn, low level brick wall to boundary, mature trees and shrubs.
- **Rear Garden**  
29' 9" x 40' 9" (9.07m x 12.42m)  
Open farmland views, laid to lawn, paved patio, oil boiler, oil tank.
- **Potting shed**  
7' 0" x 5' 5" (2.13m x 1.65m)
- **Summer house**
- **Metal Shed**
- **Council tax Band: E**



