

Paul Mason Associates

South Avenue, Langdon Hills, SS16 6JG  
Guide price £1,400,000

- Stunning Character Property with Period Features
- Picturesque Countryside Views
- Sitting on a Plot of Approximately One Acre
- Generous and Secluded Frontage
- Heated Swimming Pool with Pool House/Bar and Shower Facilities
- Garage, Carport, Gym, Utility and Workshop
- Bespoke Fitted Kitchen/Breakfast Room
- No Onward Chain
- Within Close Proximity to Langdon Hills Country Park
- EPC - D

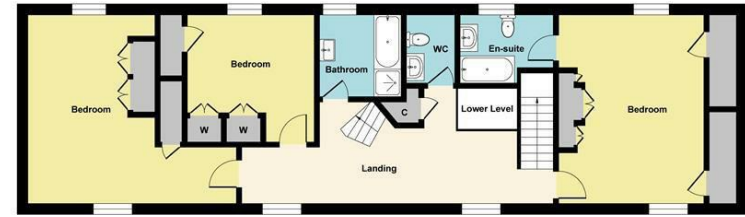
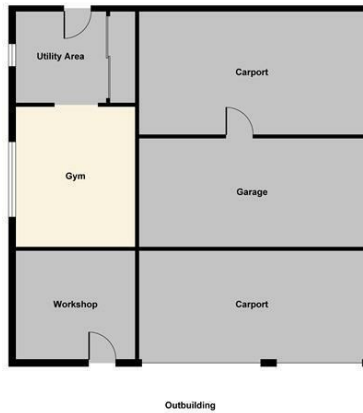
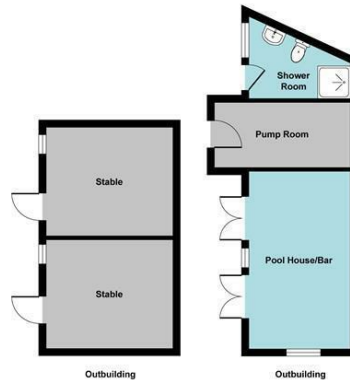
This remarkable countryside residence boasts an array of character with period features. Situated on a no through road with an entrance commencing a gravel driveway providing ample parking with a decorative herringbone red brick pathway to the entrance door and an electric car charging point. The driveway leads to the double car port and garage with up and over door. To the rear of this block there is access to the home gym, utility room and workshop.

To the rear of the property there is a large paved patio seating area with an inset heating swimming pool with electric cover which benefits from a pool house/bar to side and showering facilities. The remainder of the rear garden is laid to lawn with an irrigation system, mature trees and shrubs as well as a stable block of two which has power and lighting connected.

The charming property is both spacious and well-presented with a wealth of exposed beams and stud-work throughout. The accommodation begins with an entrance porch which leads through to a beautiful dining area with underfloor heating, inglenook fireplace and wood burning stove with access to the drawing room, also with an inglenook fireplace, orangery overlooking the stunning grounds and the bespoke kitchen/breakfast room featuring an Aga cooker, range of solid oak units and matching centre island with a door into the inner hallway with access to the study/bedroom four, utility, cloakroom and walk in larder. To the first floor, commencing a galleried landing with doors to the three double bedrooms which are fitted with built in wardrobes, bedroom one benefiting from a vaulted ceiling and en-suite shower room. From the landing, there is also a cloakroom and family bathroom.

The location on the periphery of Langdon Hills is well served with a Tesco supermarket with local shops and main line station at Laindon offering direct C2C services into London Fenchurch Street. You can also reach Horndon-on-the-Hill easily together with the local country park.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

2.1m x 1.4m (6'10" x 4'7")

#### Dining Room

5.2m x 4.1m (17'0" x 13'5" )

#### Drawing Room

5.2m x 4.9m (17'0" x 16'0")

#### Orangery

5.4m x 4.6m (17'8" x 15'1" )

#### Kitchen/Breakfast Room

5.6m x 5.2m (18'4" x 17'0" )

#### Utility Room

2.9m x 1.9m (9'6" x 6'2" )

#### Study/Bedroom Four

2.8m x 2.45m (9'2" x 8'0" )

#### Cloakroom

1.1m x 1.1m (3'7" x 3'7" )

### FIRST FLOOR

#### Gallery Landing

8.6m x 2.4m (28'2" x 7'10" )

#### Bedroom One

5.1m x 4.0m (16'8" x 13'1" )

#### En-Suite

1.8m x 1.2m (5'10" x 3'11" )

#### First Floor Cloakroom

1.4m x 1.4m (4'7" x 4'7" )

#### Bedroom Two

4.9m x 3.5m (16'0" x 11'5" )

#### Bedroom Three

3.5m x 3.5m (11'5" x 11'5" )

#### Family Bathroom

2.3m x 1.4m (7'6" x 4'7" )

### EXTERIOR

#### Rear Garden

#### Pool House/Bar

4.9m x 2.8m (16'0" x 9'2")

#### Pump Room

3.8m x 1.8m (12'5" x 5'10" )

#### Pool Shower Room

2.8m x 2.7m (9'2" x 8'10")

#### Stable Block of Two

3.5m x 3.0m each (11'5" x 9'10" each)

#### Frontage

#### Driveway

#### Garage

6.3m x 3.0m each (20'8" x 9'10" each)

#### Double Car Port

6.2m x 3.4m (20'4" x 11'1" )

#### Workshop

3.3m x 3.0m (10'9" x 9'10" )

#### Utility Area

3.3m x 2.5m (10'9" x 8'2" )

#### Gym

3.8m x 3.3m (12'5" x 10'9" )

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Cess Pit

Heating - Gas Central Heating

Local Authority - Thurrock

District Council - Tax Band G

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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