

Paul Mason Associates



Green Lane, Althorne, Essex, CM3 6BH

Guide price £550,000

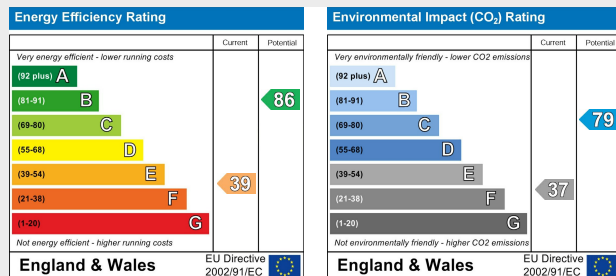
- Stunning Character Property
- Surrounded by Idyllic Countryside
- Exposed Beams
- Feature Fireplaces
- Spacious Accommodation Throughout
- Generous Size Lounge
- Utility Room
- Off Road Parking
- Secluded Rear Garden
- EPC - E

GUIDE PRICE £550,000 - £600,000...This beautiful detached character cottage is situated in a non-estate position in the village of Althorne, surrounded by countryside. The accommodation is spacious throughout with four well sized bedrooms and three reception rooms.

Althorne is a village in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemarsh Marina which is situated on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities.

The accommodation commences with a porch through to the entrance hall which contains the stairs to the first floor, a storage cupboard, bedroom four/reception room and to the kitchen/breakfast room. There is a separate utility room entered through the kitchen and a ground floor shower room. The ground floor also benefits from a dining room, a sizeable lounge and an office/snug which has a separate hall and external side door. To the first floor there is a landing, a family bathroom and the three remaining bedrooms. Throughout the property are exposed beams and redbrick fireplaces adding to the charm of the cottage.

Externally the property backs onto farmland and benefits from a private rear garden. To the side of the property is a driveway providing off road parking for numerous vehicles. Viewing comes highly recommended to fully appreciate the property that is on offer.



ACCOMMODATION

Entrance Hall

Lounge

5.41m x 5.23m (17'8" x 17'1")

Dining Room

5.64m x 2.97 (18'6" x 9'8")

Kitchen / Breakfast Room

4.45m x 3.02m (14'7" x 9'11")

Utility Room

3.25m x 2.51m (10'7" x 8'2")

Bedroom Four/Reception Room

4.16m x 3.28m (13'7" x 10'9")

Office/Snug

3.0 x 1.9 (9'10" x 6'2")

Cloakroom/Shower Room

First Floor

Landing

Master Bedroom

3.38m x 2.87m (11'1" x 9'4")

Bedroom Two

3.40m x 2.87m (11'1" x 9'4")

Bedroom Three

2.92m x 1.93m (9'6" x 6'3")

Family Bathroom

Exterior

Overall plot measures to just under a third of an acre.

Front

Off road parking for six/seven vehicles. Side access to rear. Single garage with barn style door. Power and light. Wooden shed. Large side garden enclosed by fencing and hedges. Static home with full services to remain.

Rear Garden

Paved patio seating area with remainder laid to lawn with flower and shrub borders including a vegetable patch. Outside tap. Rear area with boiler shed and further timber sheds to remain.

Please Note

An adjoining plot with planning permission for a single dwelling is being sold separately. Access and services for the new plot will be via a shared driveway, with legal rights of way to be formalised during the sale process.

Services

Gas- No

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Oil Fired Central Heating

Local Authority - Maldon District

Council - Tax Band - E

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310 .

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.





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