



## The Street

White Notley, Witham, CM8 1RH

**Offers Around £650,000**

Freehold  
Tax Band: F



Boasting a 1/4 ACRE PLOT with extensive gardens, COUNTRYSIDE VIEWS to rear and benefiting from a electric GATED DRIVEWAY with detached CARTLODGE, parking for multiple cars and a substantial outbuilding with ANNEX POTENTIAL\* is this versatile Grade II Listed 5/6 bedroom cottage. Offering a 23' CONSERVATORY, lounge and dining rooms with Inglenook fireplaces and ORIGINAL CHARACTER FEATURES throughout plus an EN-SUITE to master, shower room, family bathroom & d/stairs cloakroom. Spacious accommodation set over three floors and situated in a village location with local nearby amenities & access to White Notley Station (0.4m) Crossing Station (2.2m) and Witham Station (3.6m) providing links to London Liverpool St. Internal viewings highly recommended!



# The Street, White Notley, Witham, CM8 1RH

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

### LOUNGE / SITTING ROOM:

15'6 x 13'8 (4.72m x 4.17m)

Double glazed windows to front and rear aspects, built-in storage cupboard, Inglenook fireplace with exposed brick surround, radiator, carpeted flooring. Door to first floor staircase.

### DINING ROOM:

15'4 x 14'5 (4.67m x 4.39m)

Double glazed window to front aspect, stairs to first floor, Inglenook fireplace, built-in storage cupboard, radiator, tiled flooring. Double doors to conservatory. Opening to kitchen and access to rear lobby.

### KITCHEN / BREAKFAST ROOM:

14'1 x 10'1 (4.29m x 3.07m)

Double glazed windows to front and rear aspects, a series of matching base and wall units, edged work surfaces incorporating ceramic sink with central mixer tap and drainer, double oven with gas hob and extractor hood over, space for fridge/freezer, integrated dishwasher, breakfast bar with seating, radiator, tiled flooring.

### REAR LOBBY:

Storage cupboard, radiator, tiled flooring. Door onto rear patio area and driveway.

### CONSERVATORY:

23'0 x 9'1 (7.01m x 2.77m)

Double glazed, part brick and part timber construction with vaulted glass roof, two radiators, tiled flooring. Two sets of double doors onto rear garden.

### STUDY / PLAYROOM / BEDROOM SIX:

7'7 x 6'2 (2.31m x 1.88m)

Double glazed window to rear aspect and Skylight, built-in storage cupboard, radiator and carpeted flooring.

### UTILITY & CLOAKROOM:

Opaque double glazed window to rear aspect, inset WC, vanity wash hand basin, fully tiled, shaver point, space for washing machine, wall-mounted boiler, radiator, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

### MASTER BEDROOM:

10'5 x 8'6 (3.18m x 2.59m)

Double glazed windows to front and rear aspects, built-in storage cupboards/wardrobes, radiator, carpeted flooring and vaulted ceiling.

### SHOWER ROOM:

Double glazed window to rear aspect, enclosed and fully tiled shower, low level WC, inset wash hand basin, radiator, tiled flooring.

### BEDROOM TWO:

13'8 x 8'1 (4.17m x 2.46m)

Double glazed windows to front, rear and side aspects, built-in storage cupboards/wardrobes, radiator, carpeted flooring and vaulted ceiling.

### HALLWAY:

Double glazed window to rear aspect, carpeted flooring.

### BEDROOM THREE:

11'4 x 10'9 (3.45m x 3.28m)

Double glazed windows to front and rear aspects, built-in wardrobe/storage cupboard, radiator, carpeted flooring. Stairs to second floor.

### FAMILY BATHROOM:

Double glazed window to rear aspect, low level WC, pedestal wash hand basin, freestanding bath, heated towel rail, extractor fan, wooden flooring.

## SECOND FLOOR ACCOMMODATION:

### BEDROOM FOUR:

13'8 x 8'1 (4.17m x 2.46m)

Double glazed windows to front and side aspects, built-in wardrobes and storage cupboards, radiator, carpeted flooring.

### EN-SUITE:

Low level WC, wash hand basin.

### BEDROOM FIVE:

11'4 x 10'9 (3.45m x 3.28m)

Double glazed window to front aspect, built-in wardrobes/storage cupboard, radiator, wooden flooring.

## EXTERIOR:

### REAR GARDENS:

Impressive 0.25 acre plot with extensive rear gardens comprising large patio area across property rear, mature shrub borders, mainly laid to lawn with countryside views to rear, small pond, gated rear access to meadow, timber constructed outbuilding, access to driveway and cart lodge, adjoining covered BBQ area with built-in wall mounted log fire.

### MULTI-PURPOSE OUTBUILDING / ANNEX\*:

Timber constructed outbuilding with high vaulted ceilings internally, fitted with power and lighting with adjoining timber built storage unit/workshop. Plenty of scope to convert into annex accommodation\*.

### CART LODGE, DRIVEWAY & PARKING:

Electric gated driveway leading to detached cart lodge with high ceilings and parking for multiple vehicles.

### AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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