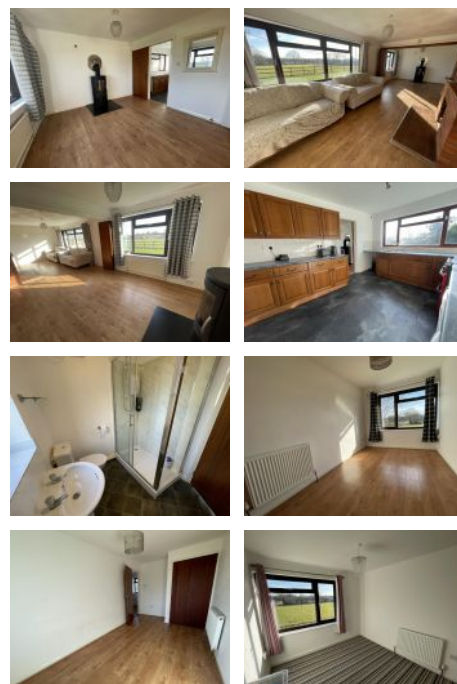




Equestrian Facility: Althorne

Monthly £2,000

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Tenders invited for a unique opportunity to rent a four bedroom, detached house with private gated access track, stables, grazing paddocks and outbuildings, extending to approximately 7.79 Acres (3.15 Ha).

Additional Land Available By Separate Negotiation.

DETAILS

LOCATION

Located on Burnham Road on the outskirts of the village of Althorne. The property is approximately 3 miles from Southminster, North Fambridge and Burnham-on-Crouch. Althorne benefits from a train station providing access to Wickford and London in under 60 minutes.

ACCESSIBILITY

Accessed via an electric security gate and private drive off of Burnham Road.

THE PROPERTY

Detached property with far reaching views over surrounding paddocks and countryside.

Ground Floor

- Entrance Hall with stairs to first floor.
- Shower Room: (2.02 x 1.76m) Wooden D/G window with obscured glass, pedestal sink, WC, lino flooring, shower cubicle with electric shower and extractor fan
- Living & Dining Room: (8.72 x 3.25m) 2 x Wooden, D/G windows, brick fireplace and separate wood burning stove, laminate flooring with bifolding doors to separate into two rooms with sliding door to the kitchen.
- Kitchen: (3.07 x 3.94m) Wooden D/G window, wooden fitted units with laminate worktop, stainless steel sink, fridge freezer and oven with tiled flooring and part tiled walls.
- Utility Room: (2.23 x 3.06m) S/G Wooden window to rear porch with laminate flooring.

First Floor

- Bedroom 1: (2.29 x 4.59m Max) UPVC D/G window overlooking front paddocks with laminate flooring and built-in wardrobe.
- Airing cupboard
- Bedroom 2: (2.51 x 2.8m) UPVC D/G windows overlooking front paddock, white painted with carpet flooring.
- Bedroom 3: (3.65 x 3.04m) UPVC D/G window overlooking front paddock with built-in wardrobe, white painted with carpet flooring.
- Bedroom 4: (2.68 x 2.13m) UPVC D/G window to the side with carpet flooring and built-in wardrobe.
- Bathroom: (1.72 x 1.76m) Wooden D/G window with built-in bath, sink and lino flooring with part tiled walls.
- WC: (0.8m x 1.75m) Wooden D/G window with obscured windows, toilet, pedestal sink, lino flooring

EXTERNALLY

Gardens and two fenced grazing paddocks extending to approximately 7.79 Ac (3.15 Ha).

ADDITIONAL LAND

There is additional land available by separate negotiation extending to approximately 3.91 Ac (1.58 Ha). Contact the a.randall@wnott.co.uk for

further information.

OUTBUILDINGS

- Open Sided Barn: (8.86 x 4.17m Approx) - Concrete floor, asbestos clad and roofed.
- Stable Block: Block built with asbestos roof and fenced perimeter offering 6 stables with concrete yard area & concrete flooring.
- Barn: (5.91 x 8.77m Approx) - Breeze block barn with sliding door access, internal division, concrete floor, electric and water, stainless steel sink with washing machine connections and adjoining stable.
- Kennels with block built walls and concrete floors providing four enclosed areas.

TENDER

Please complete the attached Tender Form and email to Amy Randall at a.randall@wnott.co.uk or post to **Whirledge & Nott Ltd, The Estate Office, White Hall, Margaret Roding, Great Dunmow, CM6 1QL.**

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and septic tank drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

PETS

Please note that the landlord reserves the right to charge an additional rent

of £50.00 per pet per month.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to no more than five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

**Whirledge
&Nott**

Land • Property • Development

Althorne Lodge, Burnham Road, CM3 6DT

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Scale 1:2500 (at A4)

