



## High Road, Horndon-on-the-Hill

Guide Price £520,000



- Being Sold via Secure Sale online bidding. Terms and Conditions apply.
- A delightful and charming two bedroom semi-detached thatched cottage
- Grade II listed boasting a wealth of charm and character throughout
- Excellent size living space throughout
- Lovely size lounge and large dining room
- Stunning shaker style kitchen
- Modern bathroom with both feature rolltop bath and shower
- Two good size bedrooms
- Nice size rear garden
- Located in the idyllic and highly desirable village of Horndon-on-the-Hill



Nestled in the picturesque village of Horndon-on-the-Hill, this charming Grade II listed thatched cottage offers a delightful blend of character and modern living. The property boasts two large reception rooms, providing ample space for relaxation and entertaining. The inviting lounge is perfect for cosy evenings, while the spacious dining room is ideal for hosting family and friends.

The heart of the home is the stunning shaker style kitchen, which combines traditional aesthetics with contemporary functionality. It is a wonderful space for culinary enthusiasts to create and enjoy meals. The cottage features two generously sized bedrooms, ensuring comfort and privacy for all occupants. The modern bathroom is a true highlight, equipped with both a luxurious rolltop bath and a convenient shower, catering to all your bathing needs.

Outside, the property benefits from a nice-sized rear garden, offering a tranquil retreat for outdoor relaxation or gardening pursuits. This semi-detached cottage is not only a home but a slice of history, with its unique thatched roof and charming features that reflect the character of the village.

With its excellent living space and idyllic location, this cottage is a rare find and presents an exceptional opportunity for those seeking a home in a serene and beautiful setting. Whether you are looking to settle down or invest in a property with character, this charming cottage is sure to impress.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





# Local Life

Horndon on the Hill is a village, former civil parish and Church of England parish in the unitary authority of Thurrock, in the county of Essex. It is located close to the A13, around one mile northwest of Stanford-le-Hope and around two miles northeast of Orsett. The village area falls within the Orsett ward of Thurrock District Council.

Horndon on the Hill has two churches, the Anglican Church of St Peter and St Paul, which dates from the 13th century and is Grade I listed and a Methodist Church. It also has a primary school, a recreational park and two public houses, The Swan, The Bell, plus the Village store post office and butchers. Horndon-on-the-Hill appears in the Domesday Book of 1086 as Hornindune meaning "horn-shaped hill" It may have been the site of the 11th-century Horndon mint, based on the survival of a single Anglo-Saxon penny from the village.



Ground Floor



First Floor





