



Brown & Brand



Walnut Tree Cottage

Paglesham Road, SS4 2DS

- Well Presented Three Bedroom Semi-Detached House
- Far Reaching Views Across Open Farmland To Front And Back Aspects
- No Onward Chain
- Dual Aspect Lounge With Farmland Views

£475,000





Property Description

Brown & Brand are delighted to offer for sale, with NO ONWARD CHAIN, this charming three-bedroom semi-detached family home located in the highly sought-after village of Paglesham. This fantastic property enjoys beautiful, far-reaching views over open farmland to both the front and rear, and is perfectly positioned close to countryside and riverbank walks, yet just a short drive from Rochford and Hockley main line railway stations, schools, and shops.

To the front, the property boasts a generous garden, hedge-lined to the front and side, with established shrub and flower borders and ample off-road parking. A welcoming porch opens into the entrance hallway with stairs rising to the first floor. Ground floor offers a good-sized lounge with a solid fuel burner, a spacious dining area leading through to the kitchen, a separate walk-in pantry and a downstairs cloakroom. Upstairs, there are two double bedrooms-one with an en-suite-plus a well-proportioned single bedroom and a family bathroom. All bedrooms enjoy wonderful, far-reaching farmland views. The secluded rear garden is mainly laid to lawn and features its own walnut tree, a garden shed with an adjoining decked area ideal for entertaining and gated side access to the front.

This is a rare opportunity to acquire a home in such a sought-after location, and early viewing is strongly advised





APPROCHED VIA

Entrance via solid wood entrance door giving access through to.

ENTRANCE PORCH

6' 2" x 5' 6" (1.88m x 1.68m) Welcoming entrance porch with solid oak double-glazed leadlight windows to the front and side, enhancing natural light. Finished with tiled flooring and a smooth plastered ceiling with pendant light. A half-glazed wooden entrance door provides access through to the main living areas.



LOUNGE

19' x 10' 9" (5.79m x 3.28m) A bright and welcoming space featuring a solid oak double-glazed leadlight bay window to the front, allowing an abundance of natural light. The room retains its character with original parquet flooring and a charming feature fireplace with oak mantel and inset wood burner. A smooth plastered ceiling with coving adds to the finish along with two radiators. To the rear, a UPVC double-glazed door with side window provides direct access to the garden.



ENTRANCE HALLWAY/DINING ROOM

16' 7" x 12' 4" (5.05m x 3.76m) A characterful space featuring a solid oak double-glazed leadlight bay window to the front, original parquet flooring, and a dado rail. The room is enhanced by beautiful solid oak beams, a smooth plastered ceiling with coving, and a radiator. Carpeted stairs to the first floor. Door giving access through to.

KITCHEN/WALK-IN PANTRY/UTILITY ROOM

KITCHEN

10' 6" x 6' 1" (3.2m x 1.85m) Fitted with a range of storage cupboards and drawer units to both base and eye level, complemented by contrasting work surfaces incorporating a stainless-steel sink with drainer and mixer tap. The kitchen includes an integrated electric oven with four-ring electric hob above, with space provided for a freestanding fridge/freezer. Fully tiled walls and tiled-effect cushion flooring. A double-glazed window to the rear overlooks the garden.





WALK-IN PANTRY

4' 8" x 4' 3" (1.42m x 1.3m) A practical space with a double-glazed opaque window to the rear, tiled-effect cushion flooring, and a smooth plastered ceiling with central light. Fitted shelving to two walls provides useful storage.

UTILITY ROOM

6' 9" x 6' 1" (2.06m x 1.85m) Finished with tiled cushion flooring and a radiator, this useful space offers a fitted contrasting work surface with tiled splashback. There is space and plumbing for a washing machine and tumble dryer, along with further space for a freestanding fridge/freezer. A UPVC opaque double-glazed door provides direct access to the rear garden. Wooden door giving access through to.



DOWNSTAIRS CLOAKROOM

Fitted with a low-level W/C and housing the boiler. Finished with carpet, a smooth plastered ceiling with central light, and a double-glazed opaque window to the rear.

LANDING

Carpeted throughout and finished with a dado rail, the landing provides access to the loft and features a solid wood double-glazed window to the rear. A smooth plastered ceiling completes the space, and an airing cupboard offers convenient storage.



BEDROOM ONE

10' 4" x 10' 2" (3.15m x 3.1m) Featuring a solid wood double-glazed leadlight window to the front, carpeted flooring, and a smooth plastered ceiling with coving and central light. Radiator and large mirrored fitted wardrobes offer excellent storage. Door provides access through to.



ENSUITE

A three-piece suite comprising of a pedestal sink with taps over, a shower cubicle with curved screen and electric shower and a W/C. The room is finished with fully tiled walls, carpeted flooring, a radiator and an obscure double-glazed window to the front.



BEDROOM TWO

11' 2" x 10' 9" (3.4m x 3.28m) Featuring a solid wood double-glazed leadlight window to the front, carpeted flooring, and a smooth plastered ceiling with a central light. Radiator.

BEDROOM THREE

10' 4" x 7' 6" (3.15m x 2.29m) Featuring a solid wood double-glazed window to the rear, carpeted flooring, and a smooth plastered ceiling with central light. Radiator. Cupboard housing water tank.



BATHROOM

Fitted in a three-piece suite comprising low level W/C. Panelled bath with taps over. Pedestal wash hand basin with taps over. Tiling to all walls. Tiled floor. Radiator. Smooth plastered ceiling with coving. Double glazed window to rear.

EXTERNALLY

REAR GARDEN

A beautiful, private garden with far-reaching views over open farmland. The property is unoverlooked and features a generous space, including a decked area to the immediate rear, perfect for entertaining, complete with a wooden pagoda. The garden is mainly laid to lawn, with shrub and flower borders to both sides, a garden shed, and gated side access.



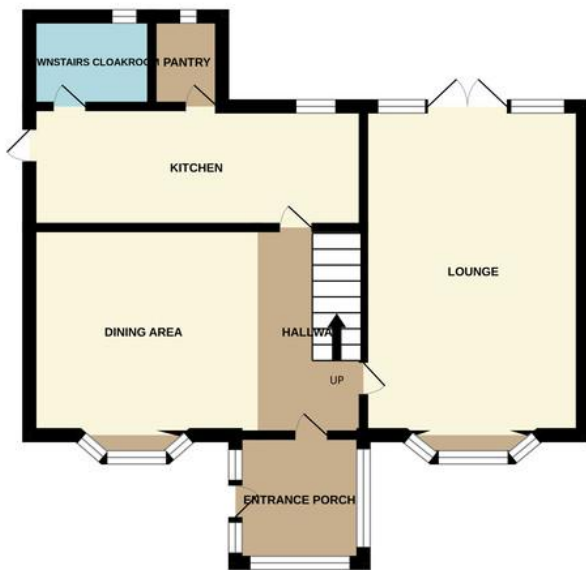
FRONT GARDEN/PARKING

A generous front garden with far-reaching views over open farmland and privacy hedges to all sides. The gravel driveway provides ample parking for several vehicles, while the lawn is bordered with shrubs and flowers, creating an attractive and welcoming entrance.



In accordance with the 1979 estate agency act we must point out that a member of staff has a vested interest in the property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Walnut Tree Cottage Paglesham Road Paglesham RO26 4RD SS4 2DS	Energy rating F	Valid until 11 August 2035
		Certificate number 0350-2962-4580-2595-1385

Property type Semi-detached house
Total floor area 90 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

See how to [improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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Material Information