

Paul Mason Associates



Lower Dunton Road, Horndon-On-The-Hill, Stanford-Le-  
Guide price £1,250,000



- Detached Bungalow On Substantial Plot With Outbuildings
- Two Separate Annexes With Utilities Fitted
- Large Detached Garage
- Development Potential (STPC)
- Four Bedrooms
- Large Fitted Kitchen Plus Utility
- Lounge
- Spacious Conservatory Overlooking Rear Gardens
- Sought After Location

DEVELOPMENT POTENTIAL or SUBSTANTIAL DWELLING - This detached bungalow with its substantial plot, offers a wonderful opportunity to live on the sought after Lower Dunton Road with its delightful rural outlook. The flexibility of the accommodation provides great scope, and one could simply enjoy the property and plot as it currently provides, or it also offers the potential to develop further should you wish (STPC).

Horndon-On-The-Hill is situated conveniently for both A127 and A13, both of which provide excellent road links to the M25 and London. Rail service are also close by and access London's Fenchurch Street station. Recreationally, the property is only a short distance from well respected golf courses and the delightful Langdon Hills Country Park with its 400 acres and views over the Thames Estuary and beyond.

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Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	85		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	50	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## DISTANCES

Stanford-le-hope Train Station: 2.8 miles

A13 (Linking M25): 2 miles

A127 (Linking M25): 3 miles

(All distances are approximate)

## ACCOMMODATION

### MAIN HOUSE

#### Entrance Hall

Part panelled walls, radiator, tiled flooring and smooth ceiling.

#### Kitchen / Breakfast Room

5.61m x 5.23m (18'4" x 17'1")  
Double glazed window to rear, extensive range of base and wall units with granite work surface over incorporating a one and half bowl ceramic sink drainer unit with central mixer taps, Rangemaster cooker, integrated dishwasher, space for American fridge/freezer, wall mounted boiler, radiator, tiled flooring and smooth coved ceiling with roof lantern. French doors to the conservatory.

#### Utility

6.32m x 1.73m (20'8" x 5'8")  
Entered via a stable door, range of modern base and wall units with granite effect work surface, space for washing machine and tumble dryer, radiator, tiled flooring and smooth ceiling. Doors to Hobby Room and rear.

#### Lounge

6.15m x 3.56m (20'2" x 11'8")  
Double glazed window to front, ornate feature fireplace, radiator, laminate flooring and smooth coved ceiling.

#### Study / Bedroom Three

3.58m x 2.97m (11'8" x 9'8")  
Double glazed window to front, part panelled walls plus picture rail, radiator, tiled flooring and smooth coved ceiling.

#### Hobby Room

3.78m x 1.55m (12'4" x 5'1")  
Double glazed window to front, laminate flooring and lean-to polycarbonate roof.

#### Conservatory

10.11m x 2.62m (33'2" x 8'7")  
A substantial space with magnificent views across the rear garden which are access via two sets of sliding patio doors, tiled flooring and polycarbonate roof.

#### Bedroom One

4.45m x 3.25m (14'7" x 10'7")  
Glazed doors to conservatory, carpet to floor and smooth coved ceiling.

#### Bedroom Two

4.67m x 2.36m (15'3" x 7'8")  
Double glazed window to front, radiator, laminate flooring and smooth coved ceiling.

#### Dressing Room / Bedroom Four

3.58m x 3.07m (11'8" x 10'0")  
Currently used a wonderful Dressing Room. Double glazed window to side, range of built-in wardrobes plus a selection of shelving, wooden flooring and smooth ceiling.

#### Bathroom

Opaque window to rear, fully tiled, walk-in shower, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth coved ceiling.

## EXTERIOR

### ANNEXE 1

Unfinished space with excellent potential for multiple uses.

#### Lounge

4.47m x 4.11m (14'7" x 13'5")

#### Kitchen

4.11m x 2.16m (13'5" x 7'1")

#### Bedroom

4.11m x 3.86m (13'5" x 12'7")

#### Shower Room

2.84m x 1.14m (9'3" x 3'8")

### ANNEXE 2

Unfinished space with excellent potential for multiple uses.

#### Lounge

6.93m x 2.56m (22'8" x 8'4")

#### Kitchen

2.51m x 1.85m (8'2" x 6'0")

### Shower Room & WC

#### Garaging

A large space with up and over door to front, windows and access door to side.

#### Gardens

A particular feature of this property has to be the extensive level gardens which are accessed via the rear of the property and its large patio which is ideal for entertaining. The gardens commence with a large lawn area which are flanked by a range of tree and plant borders proving both privacy and colour. The lawn area leads to the selection of outbuildings which offer a wide range of uses from Office spaces to

Annexes. Beyond these buildings is a further lawn which in turn leads to a large meadow style area which has been left to attract wildlife and maintain a natural countryside feel.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### 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.

### Driveway & Parking

The property set behind secure walling and is entered via electric security gates which open to a driveway which offers parking for multiple vehicles. There is also and additional front lawn area with tree and hedge borders.





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