



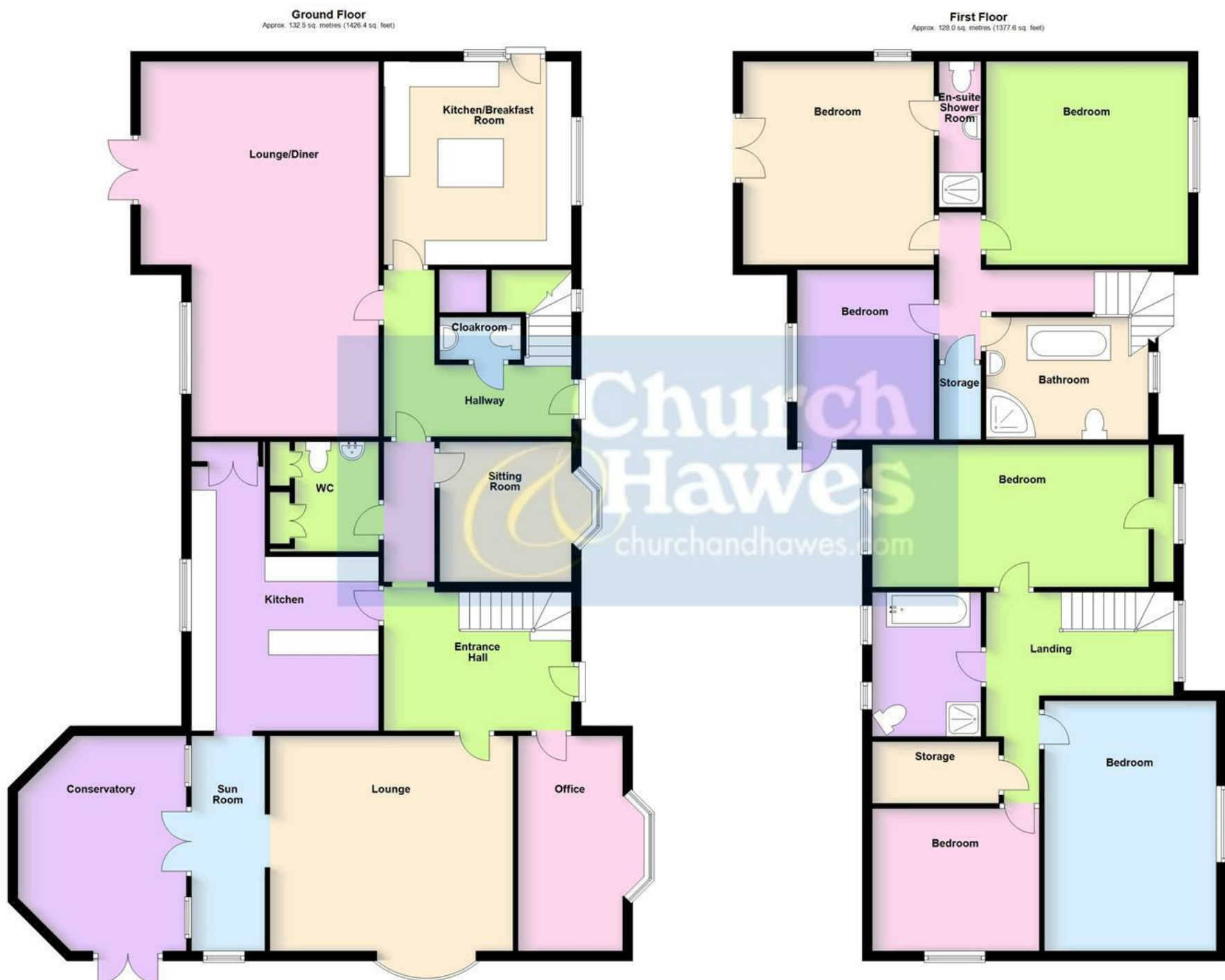
1 Priory Road, Bicknacre , Essex CM3 4EY  
£1,100,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on a wonderful plot of just over half an acre is this fantastic established detached residence. The property offers most versatile accommodation totalling nearly 3,000 square feet and is currently arranged as a large three bedroom family home with an attached similar size three bedroom self-contained annexe. Absolutely ideal for a large growing family or a family with dependent relatives. Accommodation also includes five reception rooms and three bathrooms. Located centrally within Bicknacre village yet discreetly set well back from the road. Externally along with parking for numerous vehicles, there is a large double garage, garden home office/games room and well tended extensive lawn gardens. The property has been exceptionally well maintained and affords many features including oak internal doors (some with stained glass) and wooden exposed floors. Just minutes' walk away is a favoured primary school, local shops and amenities. Energy rating D.





#### Location Note

Bicknacre is nestled between Chelmsford and South Woodham Ferrers with both offering regular train services to London Liverpool Street. There is easy access to Chelmsford which offers everything you would expect from a thriving city centre. Major roads throughout the county are just a short drive away making Bicknacre a popular choice for anyone looking to commute. There is a favoured village primary school along with convenience shops. Regular bus service to Danbury, Maldon, Chelmsford & South Woodham Ferrers.

#### FIRST FLOOR MAIN HOUSE

##### Master Bedroom 13'7 x 12'3 (4.14m x 3.73m)

Window to front, radiator. Hammonds fitted bedroom furniture comprising three double full height wardrobes, three drawer units and two bedside cabinets.

##### Bedroom Two 17'7 x 9'6 (5.36m x 2.90m)

Window to rear overlooking gardens and Velux skylight windows, two radiators. Two fitted wardrobes with cupboards above, insulated and clad eaves storage cupboard.

##### Bedroom Three 10'6 x 10'2 (3.20m x 3.10m)

Window to side, radiator, eaves storage cupboard.

##### Family Bathroom

Two obscure glazed windows to rear, chrome ladder radiator. Four piece suite comprising panelled bath, fully tiled shower cubicle with chrome shower unit and glass screens, wash hand basin set onto storage unit, wc. Part tiled walls, Bamboo wood floor.

##### Landing

Feature original stained glass window to front, double radiator. Large walk-in airing cupboard housing pressurised hot water cylinder, access to roof space with loft ladder. Fantastic oak staircase with matching balustrades and handrails to ground floor.

#### GROUND FLOOR MAIN HOUSE

##### Reception Hall 12'8 x 9'10 (3.86m x 3.00m)

Accessed via a part glazed front door, stained glass window to front. Solid wood flooring, radiator. Stairs to first floor, doors to:

##### Study 13'8 x 8'11 (4.17m x 2.72m)

Large bay window to front. Solid wood flooring. Radiator.

##### Lounge 15'9 x 15'3 (4.80m x 4.65m)

Bay window to side with curved radiator. Fireplace with wooden mantle and surround and granite hearth. Open to:

##### Sun Room 14'8 x 4'11 (4.47m x 1.50m)

Window to side, radiator. Solid wood floor. Door to kitchen and double doors with side windows to:

##### Conservatory 14'3 x 13'3 (4.34m x 4.04m)

Triple Bi-fold doors to rear garden and further door to side. Glazed to three sides and glazed roof. Tiled floor and electric under floor heating.

##### 'L' shaped kitchen/breakfast room 17' x 12' > 11'2 (5.18m x 3.66m > 3.40m)

A country style kitchen commencing with a one and half bowl ceramic sink unit set into solid wooden work surfaces. Matching peninsular island unit with storage below. Extensive range of cream fronted base and wall units with concealed lighting under eye level units. Large full height pantry style cupboards. Recessed Range Master range oven with double oven with concealed extractor fan over. Integrated washing machine and dishwasher. Space for fridge/freezer. Window to rear, contemporary style radiator. Solid wooden floor.

##### Cloakroom 7'5 x 7'3 (2.26m x 2.21m)

Pedestal wash hand basin and wc. Range of fitted storage units. Fully tiled walls and tiled floor. Radiator.

##### Library/Sitting Room 11'8 x 9'3 (3.56m x 28.35m)

Bay window with window seat. Range of fitted units with book shelves, wooden flooring, double radiator.

#### ANNEXE GROUND FLOOR

##### Entrance Hall

Accessed by part glazed composite door with further window to side. Staircase to first floor. Under stairs cupboard. Radiator. Door to:

##### Cloakroom

Wash hand basin and wc, radiator. Extractor fan.

##### Lounge/Diner 25' x 15'6 (7.62m x 4.72m)

Double French doors to rear garden. Window to rear and radiators. Electric fireplace with oak mantel and marble hearth and surround. Solid wood floor.

##### Kitchen/Breakfast Room 15'1 x 13'3 (4.60m x 4.04m)

Door to side with window. Further window to front. Range of high gloss slab units to eye and base level. Extractor fan with tiled splash back under and throughout the kitchen. Laminate rolled edge work surface with four ring halogen hob. Breakfast bar with seating. Further storage and wine rack. Further kitchen area with inset one and a half bowl ceramic drainer sink. Space for under counter fridge. Dishwasher. Further storage. Feature radiator. Tiled floor. Integrated fridge/freezer & washing machine. Freestanding tumble dryer to remain. Pan drawer units.

#### ANNEXE FIRST FLOOR

##### Bedroom 1 13'4 x 12'6 (4.06m x 3.81m)

Double French doors with Juliet balcony overlooking the garden. Range of fitted wardrobes and bedroom furniture. Door to:

##### Ensuite

Enclosed shower cubicle with wall mounted controls and folding screen door. Wash hand basin built into vanity unit, wc. Extractor fan, radiator. Tiled floor.

##### Bedroom 2 15' x 13'3 (4.57m x 4.04m)

Range of fitted wardrobes and bedroom furniture. Window to front, radiator.

##### Bedroom 3 11'5 x 8'10 (3.48m x 2.69m)

Window to rear, radiator. Some restricted head space with the eaves.

##### Family Bathroom

Large feature bath. Heated towel rail. Corner shower cubicle with wall mounted controls. Wash hand basin built into vanity unit, wc. Extractor fan. Obscure window to front. Tiled floor.

##### Landing

Airing cupboard with wall mounted gas boiler. Access to loft. Radiator. Stairs to ground floor.

#### EXTERIOR

##### Front Garden

Lawn front garden. Off road parking for numerous vehicles. EV charging point. Access to the property's garage. Sunken garden at front set behind a brick wall.

##### Double Garage 18'3 x 18'1 (5.56m x 5.51m)

Two up and over doors, power and light, window to side and rear, personal door to side. Pitched roof, boarded for storage. WC and wash hand basin.

##### Southerly Aspect Rear Garden

Circular steps leading to lawn gardens with small orchard, various trees, ornamental fish pond. Water tap and power and lighting. Access along both sides of house to front. Large Dutch Barn style garden store shed with double doors and part mezzanine floor. Further smaller timber store shed.

##### Garden Home Office/Log Cabin 16'9 x 9'6 (5.11m x 2.90m)

Timber construction with insulated roof and floor. Double glazed French double doors & double glazed windows. Electric wall mounted radiator. Power points.

##### Solar Panels

There is a 4.0 kW (16-panel) solar photo-voltaic system which was installed on the main house roof in July 2013. The panels have a 25 year power output warranty. There is a feed-in tariff of 17.23p per kWh and an Export tariff of 5.38p per kWh, which currently earns about £750 p.a. Tax-free.

##### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

