



The Cot Chalk Street, Rettendon Common , Essex CM3 8DB
Guide price £775,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

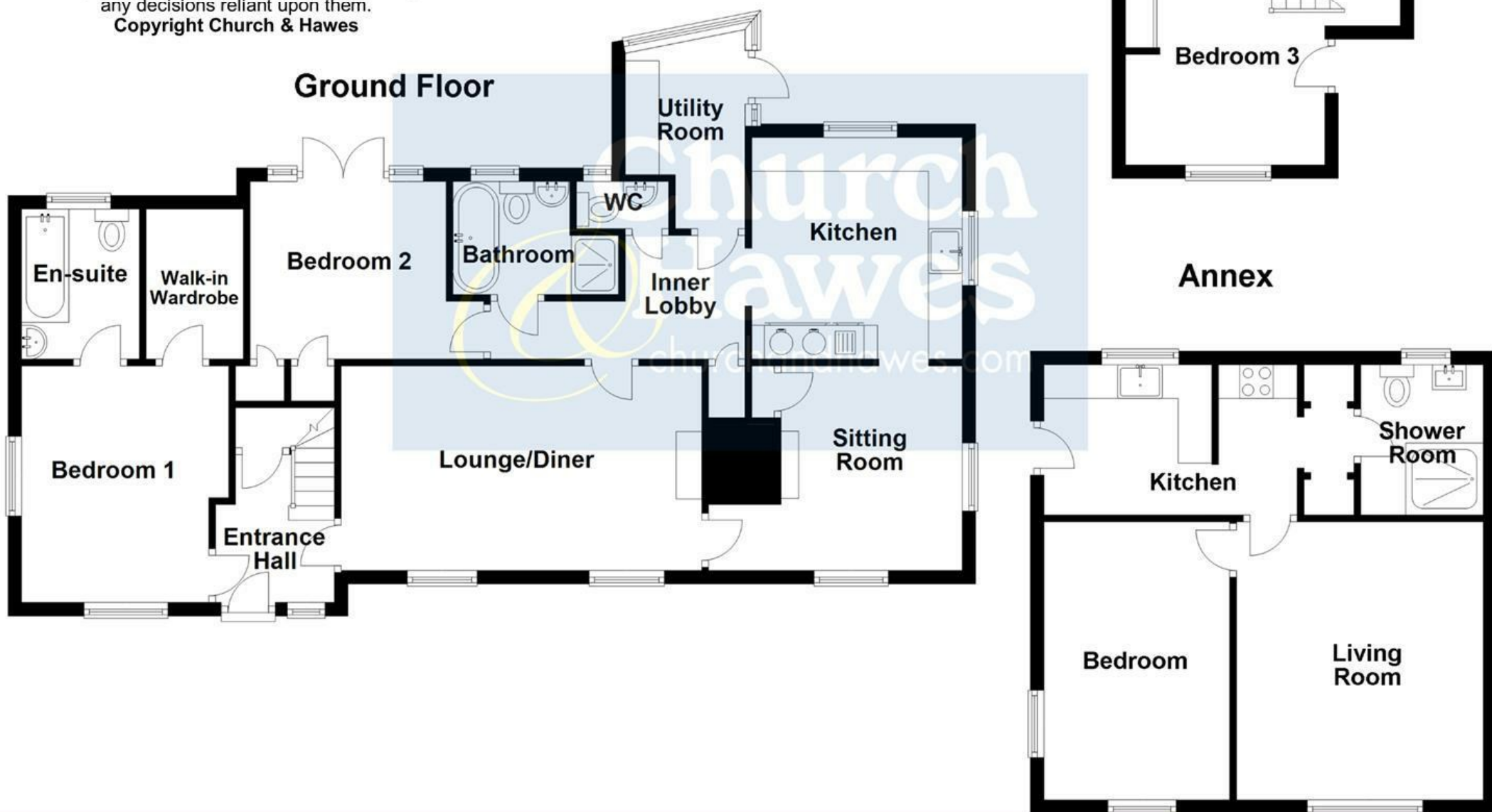
Guide Price: £775,000 - £785,000... Nestled in a desirable turning, this charming 400 year old cottage brims with character and period features, offering an inviting blend of history and charm. Inside, you'll discover brick fireplaces and exposed timbers, exuding timeless appeal. The property has been thoughtfully maintained, with a re-thatched roof completed in recent years, ensuring peace of mind for years to come. Set on an impressive 0.3 acre plot (STLS), the delightful gardens provide a tranquil escape, and the property benefits from potential for a detached annexe (used as such currently). Backing onto serene woodland with open farmland beyond, the setting offers a perfect blend of seclusion and natural beauty. Conveniently located within a short drive to Chelmsford or South Woodham Ferrers station, offering direct links to London Liverpool Street, this home is perfect for commuters seeking rural tranquillity. Additionally, with no onward chain, the cottage is ready for you to move in and make it your own. Energy rating E.



MAIN HOUSE APPROX INTERNAL FLOOR AREA
98 SQ M 1059 SQ FT

ANNEX APPROX INTERNAL FLOOR AREA
42 SQ M 453 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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FIRST FLOOR

Bedroom Three 12'2 x 9'10 (3.71m x 3.00m)

GROUND FLOOR

- Entrance Hall
- Master Bedroom 11'6 x 10' (3.51m x 3.05m)
- Ensuite
- Dressing Room
- Bedroom Two 13'8 x 8'6 (4.17m x 2.59m)
- Lounge/Diner 17'8 x 10' (5.38m x 3.05m)
- Kitchen 10'6 x 8'10 (3.20m x 2.69m)
- Snug/Sitting Room 12'4 x 10'7 (3.76m x 3.23m)
- Laundry Room 6'6 x 5'5 (1.98m x 1.65m)

EXTERIOR

- Gardens
Approx 0.3 acre overall plot STLS.
- Driveway
Parking for several vehicles.

Potential Annexe
Living Room: 13'6 X 11'11

Kitchen: 15'2 X 7'4

Bedroom: 13'6 X 9'

Shower Room

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.

