



Main Road, Margaretting , Essex CM4 0EX
£875,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

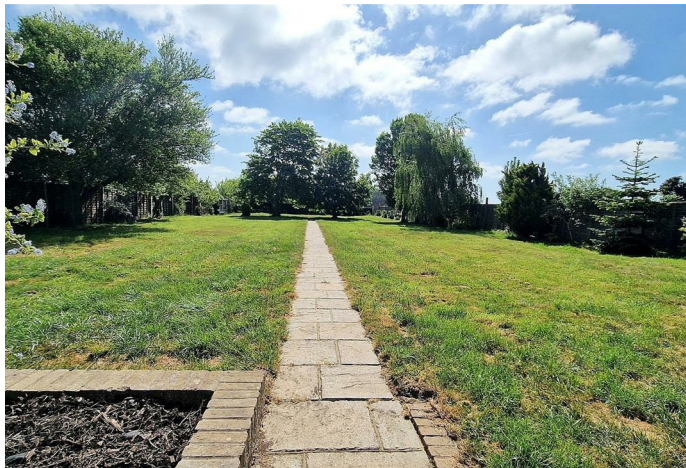
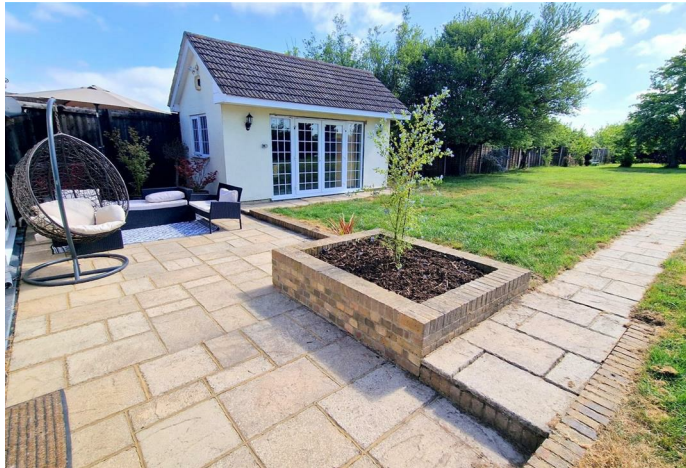
Occupying a generous plot of approximately 0.4 acres and enjoying a highly individual, non-estate setting bordered by open farmland to the side and rear, this distinguished detached bungalow offers well-proportioned accommodation ideally suited to family living.

The internal layout comprises four double bedrooms, two bathrooms, three reception rooms, a fully fitted kitchen, and a separate utility room, all presented to a high standard.

Externally, the property benefits from extensive off-road parking, a sizeable double garage, and a substantial garden outbuilding, offering versatile potential for use as a home office, gym, or studio.

In 2014, full planning permission was granted for the conversion of the roof space to create four additional bedrooms and two further bathrooms. While this consent has since lapsed, it is considered that similar approval could readily be obtained once again. Energy Rating: D.

The residence is most conveniently located between Chelmsford and the villages of Margaretting and Ingatestone, with excellent access to both the A12 and A414. There are bus services to Chelmsford, Shenfield & Hylands House from a bus stop closeby. Less than one mile away lies the prestigious Hylands Estate, a Grade II listed public park set within 574 acres of historic and beautifully maintained parkland.



ACCOMMODATION COMPRISING:

Reception Hall

Master Bedroom 20'8 x 11'9 (6.30m x 3.58m)

En-Suite Shower Room

Bedroom Two 14'1 x 9'5 (4.29m x 2.87m)

Bedroom Three 12'3 x 10' (3.73m x 3.05m)

Bedroom Four 11'2 x 10'9 (3.40m x 3.28m)

Family Bathroom

Kitchen 14'2 x 9'6 (4.32m x 2.90m)

Dining Room 17'2 x 12' (5.23m x 3.66m)

Family Room 13'6 x 12'1 (4.11m x 3.68m)

Lounge 17'2 x 10'6 (5.23m x 3.20m)

EXTERIOR

Front

Set back from the road and accessed via double gates. Driveway providing parking for ample vehicles.

Double Garage 22'5 x 16'9 (6.83m x 5.11m)

Rear Garden approx 185' (approx 56.39m)

A wonderful size garden backing onto farmland. Large patio leading to lawn gardens. Access along side to front.

Garden Building 16'2 x 8'4 (4.93m x 2.54m)

Solid Block construction, ideal for a variety of uses such as a garden room, home office or gym.

Planning Permission

In 2014, planning permission was gained for full conversion of the roof space to create four bedrooms and two bathrooms. This permission has now expired, however, it is our opinion that the permission would likely be granted again. These plans are available upon request from Church & Hawes or can be viewed on Chelmsford Council website, reference: 14/00694/FUL

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.







NOT TO SCALE

