



Oak Tree Cottage Cross End, Pebmarsh, Essex, CO9 2NU

£650,000

- Rural Setting with countryside views
- Viewing advised
- Village stores, Community pub and restaurant
- Three double bedrooms
- 0.24 acre plot
- Double garage and further parking
- Village primary school rated Good

Oak Tree Cottage Cross End, Pebmarsh CO9 2NU

Set in a rural location this is a rare opportunity to purchase this large three bedroom family home with off road parking and a double garage overlooking country views. The property consists of lounge, dining room, large conservatory, fitted kitchen, laundry/utility room, three double bedrooms and two bathrooms including En Suite to master. Extensive gardens within the 0.24 of an acre plot with mature shrubs, lawns and patio areas. Pebmarsh village lies between Halstead and Sudbury and is approx nine miles from Coggeshall. The village has a Good rated Primary school, a community pub, restaurant, and village stores. Viewing is highly recommended to avoid disappointment.



Council Tax Band: F



Hallway

15'11" x 7'9"

Wooden front door with Yale lock to generous hallway, feature brick wall, radiator, double glazed window. Double doors leading to :-

Dining Room

13'10" x 12'0"

Double glazed window, radiator, storage cupboard, feature brick wall. leading to :-

Fitted Kitchen

10'9" x 12'2"

Double glazed window to rear of property, integrated dishwasher, Butler sink, range of base and eye level units. Wooden door leading to :-

Living Room

12'9" x 19'5"

Double glazed window to side aspect, radiator, feature brick fire place with log burner. bi folding doors leading to :-

Laundry Room

5'1" x 8'5"

Double glazed window, range of base and eye level units, space for white goods. Wooden stable door with window to back garden. Door leading to :-

Bathroom/WC

5'1" x 4'4"

Double glazed obscured window, radiator, white hand basin and toilet with brass effect fittings

Conservatory

14'6" x 12'9"

Double glazed windows to all sides and roof, partial brick, radiator. Double doors leading to garden.

Second Hallway

17'6" x 14'6"

Double glazed window, fitted cupboard, loft hatch.

Primary Bedroom

12'10" x 13'1"

Double glazed window, radiator, fitted two door sliding wardrobes. Door leading to :-

En- Suite Bathroom

8'3" x 6'0"

Double glazed window, white low level WC, wash hand basin with vanity cupboard, mirrored bathroom cabinet, white heated towel rail, walk in double shower.

Second Bedroom

12'9" x 9'11"

Double glazed windows, radiator, fitted four door sliding wardrobes.

Third Bedroom

14'9" x 7'10"

Double glazed window for front aspect, radiator.

Main Bathroom

11'11" x 6'3"

Double glazed obscured window to side of property, white roll top bath, white heated towel rail, white pedestal mounted wash basin, mirrored bathroom cabinet, low level WC, white bidet, partially tiled with feature tile running around top.

Double Garage

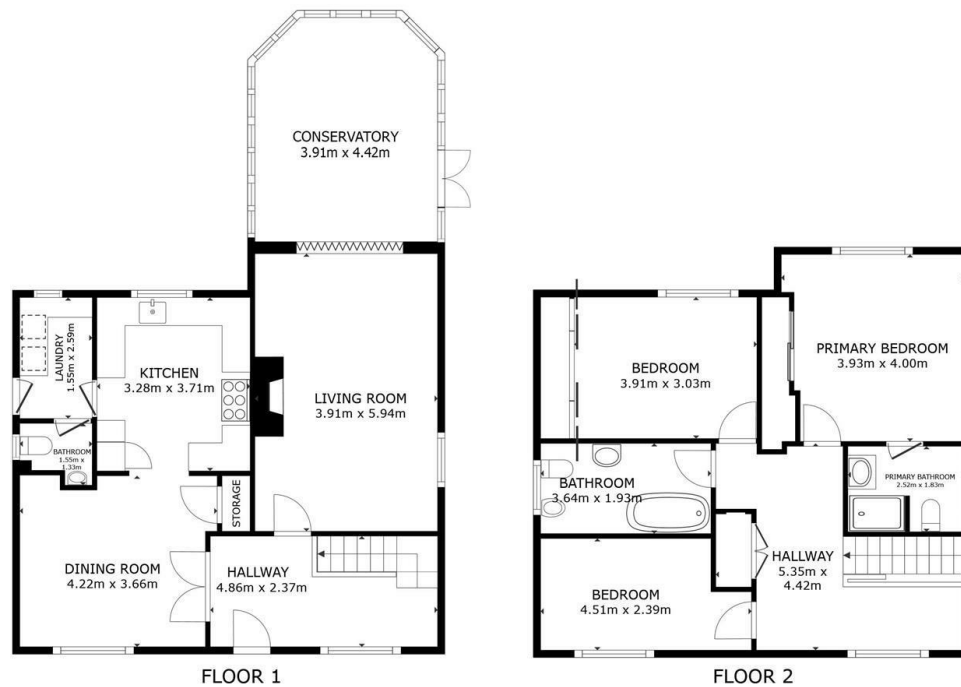
Double garage with up and over door with power and light connected, parking for at least another 3 cars

Gardens

Large rear garden overlooking countryside with mature shrubs and laid to lawn, patio areas. To the front driveway with mature shrubs borders.

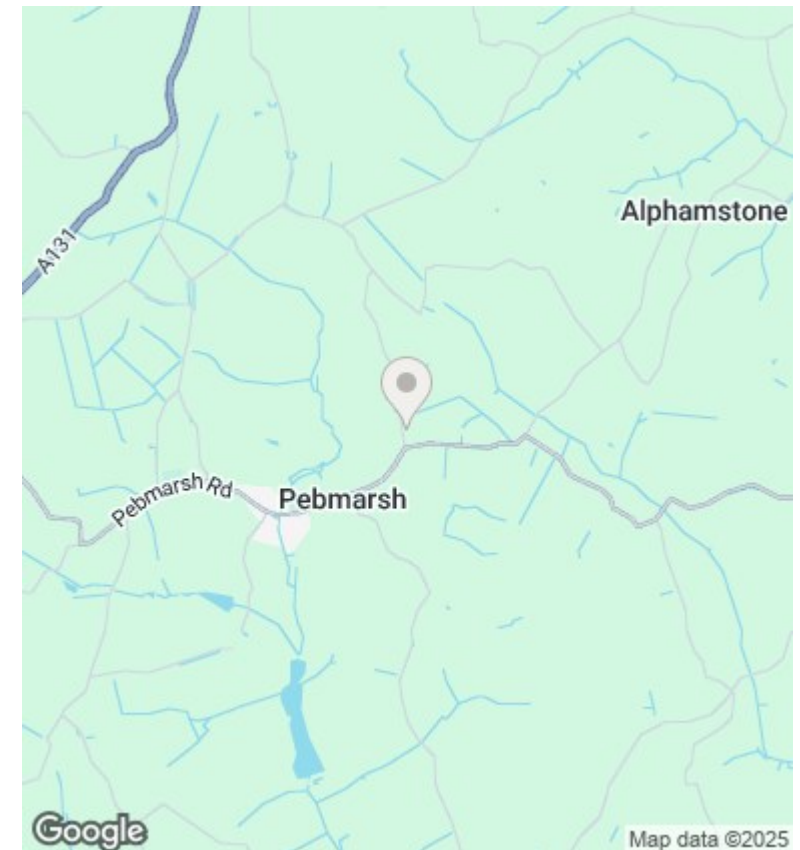






GROSS INTERNAL AREA
FLOOR 1 89.3 m² FLOOR 2 72.2 m²
TOTAL : 161.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 