



Burnham Road, Mundon, CM9 6NP Guide price £500,000

Guide Price £500,000 - £510,000. Offering STUNNING COUNTRYSIDE VIEWS and situated within this rural location within easy reach of the HISTORIC RIVERSIDE town of MALDON is this charming character cottage that has so much to offer. The property occupies a good plot measuring approximately 1/3 of an acre and is adjacent to open farmland offering STUNNING FAR REACHING COUNTRYSIDE VIEWS. The property offers a large well stocked and maintained garden, with large driveway and DOUBLE CARTLODGE. Accommodation comprises; three first floor bedrooms all with countryside views, first floor bathroom and there is potential for a fourth bedroom (subject to any consents etc required). The ground floor offers three reception rooms, two with log burners. The Orangery overlooks the rear garden with BI FOLD doors opening to the patio and rear garden. The Kitchen/Breakfast room is a good size and has an adjoining utility room. We understand from the vendor that Fibre Optic Broadband is connected to the property. Energy performance Rating E. Council Tax Band C.



Main Bedroom 11'7 x 10'2 (3.53m x 3.10m)

Double glazed windows with STUNNING COUNTRYSIDE VIEWS. Wall mounted heater.

Bedroom 2 11'10 x 10'7 (3.61m x 3.23m)

Double glazed windows with COUNTRYSIDE VIEWS. Vaulted ceiling, wall mounted heater. Built in storage cupboard.

Bedroom 3 10'8 x 7'0 (3.25m x 2.13m)

Double glazed windows with COUNTRYSIDE VIEWS. Wall mounted heater. Laminate flooring.

Bathroom 8'5 x 5'9 (2.57m x 1.75m)

Double glazed window, three piece white suite comprising of wc, wash hand basin with mixer tap and cupboard under. Bath with mixer tap and shower. Wall mounted heater.

Landing

Double glazed window to front with stunning views. Exposed beams and stud work, stairs down to ground floor. Doors to all rooms and door to walk in eves space which subject to an additional dormer and any planning consents could make an additional bedroom/study area.

Entrance Hall

Entrance door and double glazed window, tiled floor and doors to cloakroom, lounge and kitchen/breakfast room.

Cloakroom

Double glazed window, two piece suite comprising of wc and wash hand basin with mixer tap and cupboard under. Airing cupboard.

Sitting Room 24'3 x 9'7 (7.39m x 2.92m)

Two double glazed windows, brick built wood burner. Wall mounted heater and solid wood flooring.

Kitchen/Breakfast Room 13'5 x 12'0 (4.09m x 3.66m)

Dual aspect with double glazed windows to rear and side. farmhouse style base and wall cabinet's with solid cherry work surfaces. Range cooker and microwave to remain. Space for fridge/freezer. Butler style double sink. Stable door to utility room and open to inner hall.

Inner Hallway

Slimline wall and base cabinets with solid cherry work tops, storage heater and door leading to.

Dining Room 15'9 x 7'7 (4.80m x 2.31m)

Oak flooring, inset down lights and under stairs cupboard. open through to

Orangery 11'0 x 9'5 (3.35m x 2.87m)

Lantern skylight with inset down lights. BI FOLD doors opening out to the patio and garden. Oak flooring and wood burning stove and sliding pocket door to utility room.

Utility Room 10'1 x 5'6 (3.07m x 1.68m)

Lantern sky light and door to garden. Inset down lights. work surfaces with space for three appliances below. Oak flooring, Part double glazed door to garden.

Frontage

Ample parking on shingled driveway which leads to the Cartlodge, side gate leads to the patio and rear garden and further gate leading to the potting shed and side utility garden to the rear of the Cartlodge.

Cart Lodge 17'6 x 16'10 (5.33m x 5.13m)

Weather boarded with light and power and a board loft storage area.

Side Garden

This area is accessed via the potting shed and is currently used as vegetable growing area with sheds and greenhouses. We understand that the Klargester sewerage treatment system was installed in approx 2013 and is shared with next door with the costs shared. (please ask your legal representative to check this)

Rear Garden

This impressive garden backs onto farmland with patio area and an extensive selection of flowers, bushes which give the garden an incredible array of colour. The patio area is perfect for al-fresco dining. The patio leads to a further large lawned area with Summer house measuring approx 11'7 x 7'7. This garden must be viewed so as to appreciate the stunning tranquil surroundings.

Agents Note & Money Laundering

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

