



Hawbush Cottage Roundbush Road, Mundon , CM9 6NN  
Price £795,000

**Church & Hawes**

Est. 1977

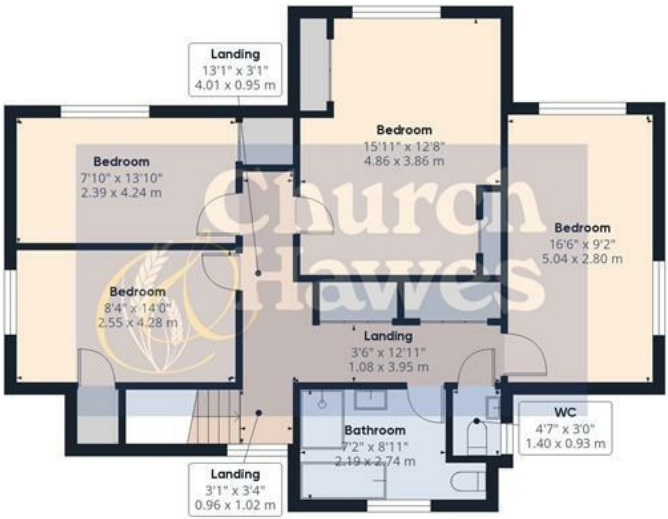
Estate Agents, Valuers, Letting & Management Agents



Nestled on the charming Roundbush Road in Mundon, this delightful detached house offers a wonderful blend of comfort and elegance. WITH FOUR GENEROUS BEDROOMS, this property is ideal for families seeking a serene retreat in the countryside. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. One of the standout features of this home is the impressive conservatory, which invites an abundance of natural light and offers stunning views of the surrounding landscape. This space is perfect for enjoying a morning coffee or hosting gatherings with friends and family. The open aspect of the property enhances the feeling of space and tranquillity, making it a true haven away from the hustle and bustle of everyday life. Situated on a delightful country road, the location offers a tranquil atmosphere while still being conveniently accessible. The ample driveway parking, along with a garage, ensures that you will never be short of space for vehicles or outdoor equipment. Whether you are looking for a family home or a peaceful retreat, this property on Roundbush Road on the borders of Purleigh/Mundon is sure to impress. Don't miss the opportunity to make this charming house your new home. Energy Efficiency Rating D. Council Tax Band F.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1994.99 ft<sup>2</sup>  
185.34 m<sup>2</sup>  
  
Reduced headroom  
18.23 ft<sup>2</sup>  
1.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





#### Bedroom 1 15'11 x 12'8 (4.85m x 3.86m)

Double glazed window to front with farmland & countryside views, radiator, coved to ceiling, built in wardrobe & built in storage cupboard.

#### Bedroom 2 16'6 x 9'2 (5.03m x 2.79m)

Double glazed window to front & side with farmland & countryside views, radiator, coved to ceiling.

#### Bedroom 3 14' x 8'4 (4.27m x 2.54m)

Double glazed window to side, radiator, built in wardrobe.

#### Bedroom 4 13'10 x 7'10 (4.22m x 2.39m)

Double glazed window to front, radiator, built in wardrobe.

#### Bathroom 8'11 x 7'2 (2.72m x 2.18m)

Obscure double glazed window to rear, ladder towel radiator, tiled to walls, wash hand basin, shower cubicle with wall mounted shower unit, low level w.c, panelled bath with mixer tap and shower attachment.

#### Cloakroom/W.C

Obscure glazed window to side, low level w.c, wash hand basin.

#### Landing

Airing cupboard with light connected, built in storage cupboard, access to loft space via loft ladder, stairs down to ground floor.

#### Entrance Porch

Entrance door, door to:

#### Living Room 16' x 16' (4.88m x 4.88m)

Double glazed window to front, radiator, coved to ceiling, fireplace with log burner, door to kitchen & through to:

#### Dining Room 20'5 x 14' (6.22m x 4.27m)

French doors to garden, double glazed window to front, radiator, coved to ceiling, stairs rising to first floor.

#### Kitchen 13'11 x 12'3 (4.24m x 3.73m)

Double glazed window to rear, door to garden, radiator, pantry storage cupboard, tiled floor, double sink unit with mixer tap, tiled splash backs, coved to ceiling, fitted base and wall mounted units, space for under counter fridge, "Redfyre" oven fueling heating & hot water, space for dishwasher.

#### Utility Room

Double glazed window to rear, tiled floor continued from kitchen, coved to ceiling, space for washing machine.

#### Cloakroom/W.C

Double glazed window to rear, tiled floor continued from kitchen & utility room, low level w.c, wash hand basin.

#### Conservatory 19'10 x 13'3 (6.05m x 4.04m)

French doors to garden, glass roof, power and light connected, tiled floor with under floor heating.

#### Garage 16'6 x 9'2 (5.03m x 2.79m)

double doors to front, power and light connected.

#### Grounds

Enjoying a wonderful open aspect with stunning views over surrounding farmland & countryside, commencing with patio area, lower and shrub raised beds, laid to lawn, timber storage shed, oil storage tank, fishpond, decked pathway/seating area, outside tap, storage shed divided into two sections with power and light connected. (First section 9' x 6'2) (Second section 8' x 6'5), access to front via gate.

#### Frontage

Gated access driveway providing ample off road parking for numerous cars, fishpond and lawned garden

#### Agents Note

We understand that the property has spray foam loft insulation.

#### 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



