



Burnham Road, Latchingdon , Essex CM3 6HA
Offers in excess of £500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in the charming village of Latchingdon, is this delightful period character cottage which is a true gem. With some historical features including exposed beams and studwork and some impressive architectural features, this property offers a perfect blend of traditional charm and modern living. The cottage boasts four bedrooms, providing ample accommodation for families or guests and an attic room, which is being used as a study. The three reception rooms are versatile spaces that can be tailored to your needs, whether you desire a cosy sitting room, a formal dining area, or a study. The kitchen/breakfast room over looks the rear garden and is a welcoming hub, ideal for family gatherings and casual dining. Planning permission was granted for a two storey extension in 2020, This will need to be re-applied for. Please visit maldon.gov.uk for further information using reference 20/01304/HOUSE.

One of the standout features of this property is the impressive rear garden, extending approximately 100 feet with a comfortable Summer House. This outdoor space is perfect for gardening enthusiasts, children to play, or simply enjoying the tranquillity of nature. Additionally, the convenience of parking on the driveway and an electric charging point adds to the practicality of this lovely home. This character cottage is not just a house; it is a place where history meets comfort, offering a unique opportunity to own a piece of Latchingdon's heritage. With its charming features and generous living space, this property is sure to appeal to those seeking a home with character in a picturesque setting. Don't miss the chance to make this enchanting cottage your own. Energy Efficiency Rating D. Council Tax Band E



Second Floor

Attic Room 14'7 x 12' (4.45m x 3.66m)

Window, currently used as a study. Space saving stairs to bedroom 4.

First Floor

Main Bedroom 12'1 x 11'4 (3.68m x 3.45m)

Sash window, radiator. Feature fire surround and studwork to wall. Storage cupboard.

Bedroom 2 12'4 x 8'10 (3.76m x 2.69m)

Dual aspect with window to front and side. Feature fire surround, radiator.

Bedroom 3 9'11 x 8'11 (3.02m x 2.72m)

Window overlooking rear garden, radiator. Storage cupboard

Bedroom 4 9' x 7'4 (2.74m x 2.24m)

Window, radiator. Currently used as a dressing room with wardrobes and hanging space. Space saving stairs to Attic room. and door to shower room.

Shower Room

Three piece suite comprising of walk in shower cubicle, wc and wash hand basin with storage below. Tiled to walls and floor.

Landing

Some attractive features include an exposed brick wall and wooden beams. Stairs down to ground floor.

Ground Floor

Entrance Hall

Entrance door, pitched roof. Seating with storage under.

Lounge 12'1 x 11'5 (3.68m x 3.48m)

Sash window, feature fire with wood burner. Wood flooring. Stud work to walls. Door to entrance hall/dining room.

Dining Room 11'10 x 11'3 (3.61m x 3.43m)

Sash window, radiator. Feature fireplace, wood flooring.

Kitchen/Breakfast Room 17'6 x 15'7 max (5.33m x 4.75m max)

This delightful room offers window to side and windows to rear over looking the delightful rear garden. Range of base and wall cabinets with Butler sink set into wooden work surface, space for Range cooker and integrated freezer and dish washer. Space for fridge. Exposed feature brick wall with exposed stud work and part beamed ceiling. Tiled to floor. There is a utility area with space and plumbing for washing machine. Door to shower room, study/utility room and stable door to rear garden.

Shower Room

Window, three piece suite comprising of wc, wash hand basin and shower cubicle.. Tiled to floor.

Study 9' x 8'9 (2.74m x 2.67m)

Window, studwork to wall. Understairs cupboard and stairs to first floor.

Rear Garden

This delightful and impressive garden is un-overlooked and is mainly lawned with an array of bushes, flowers and some trees and patio area. Summerhouse with decked area. Access to side leading to outbuildings and the driveway. There also a large shed to one side of the property with power and lighting with access to the front and rear measuring 19'9 x 5'2. Further access to side leads to the driveway and garage

Summer House

This delightful and tranquil space allows you to make the most of enjoying your garden with doors to garden and windows. Power and lighting. There is a decked area to the front of the Summer house.

Parking and Outbuildings

Parking on the driveway with electric charging point leading to the pre-fab garage/outbuilding.

Area Information

Latchingdon is located at the edge of the Dengie Peninsular, a largely agricultural area positioned between the Blackwater estuary and river Crouch. With its vast

coastline the area is very popular for sailing and other water sports, particularly from the nearby maritime towns of Maldon and Burnham. The surrounding villages are home to a number of country pubs with often historic centres and pretty parish churches. Latchingdon has a number of local amenities including village shop, garage and The Red Lion pubs There is a Church of England primary school with secondary schooling found at nearby Maldon, South Woodham Ferrers and Burnham on Crouch. For the commuter there are branch line rail services at nearby Althorne and North Fambridge.

Agents Note, Money Laundering & Referrals

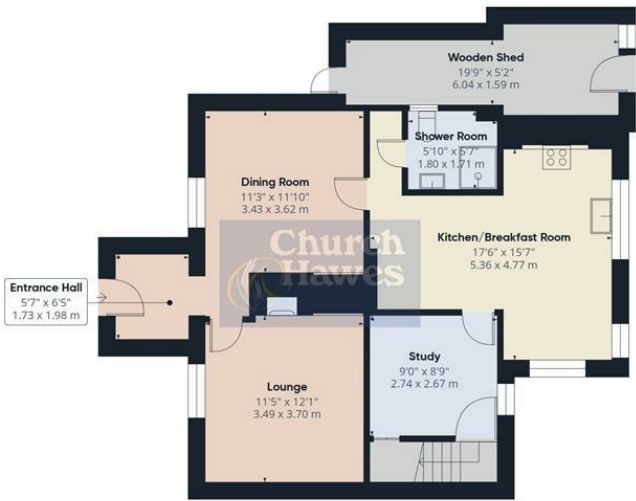
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 and we would ask for your co-operation in order that there is no delay in agreeing a sale

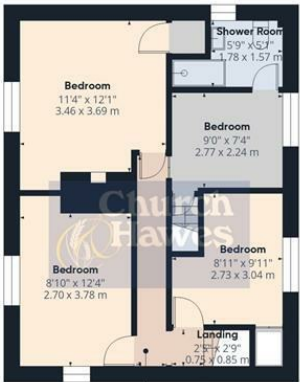
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1459 ft²
135.3 m²

Reduced headroom

117 ft²
10.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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