



## Carlyon Cottage Main Road, Woodham Ferrers, Essex CM3 8RJ

Beautifully Renovated 3-Bedroom Home with Stunning Countryside Views — Prime Essex Location

Rare opportunity to acquire this unique three-bedroom home that has been thoughtfully renovated and extended by an award-winning builder, offering modern design, exceptional craftsmanship, and far-reaching views over the Essex countryside, including the renowned RHS Hyde Hall. The property features a spacious, open-plan kitchen, dining, and day room — the perfect hub for family life and entertaining. The contemporary kitchen is complemented by high-quality finishes and an abundance of natural light. A separate lounge with a cosy log burner provides an inviting space to unwind.

Upstairs, the master bedroom benefits from a stylish ensuite, while two additional double bedrooms share a modern family bathroom. With potential (STPP) to extend and add a 4th bedroom. Practicality is a key feature of this home, with a large utility room, a downstairs toilet. Outside, the property enjoys amazing panoramic views across open countryside. A nearby footpath leads directly onto over 50 acres of woodland, ideal for walking, hiking, or exploring with dogs. The garden also features a dedicated outdoor office with electricity and Wi-Fi, perfect for remote working or creative projects.

The location offers convenience and connection — within walking distance of the local Primary School (Good Ofsted rating), on a regular bus route, and close to the nearby town with its full range of shops, amenities and train station. Combining high-quality renovation, impressive living space, and a superb setting, this property represents a rare opportunity to enjoy modern country living with easy access to everything you need. EPC rating F. Council Tax Band D. Tenure Freehold.

**O.I.E.O £650,000**



FIRST FLOOR

Landing

Stairs to ground floor. Radiator.

Bedroom One 18'2 x 15'8 (5.54m x 4.78m)

L shaped room. Sash window to front and side. Fitted wardrobes to two walls. Door to:-

Ensuite Shower Room 9'10 x 6' (3.00m x 1.83m)

Underfloor heating. Obscure glazed sash window to side and rear. Towel radiator. Three piece suite comprising close coupled W.C. large shower cubicle with 'Aqualisa' shower. His & hers sink units with storage below. Fully tiled to visible walls and floor.

Bedroom Two 12'10 x 9'9 (3.91m x 2.97m)

Sash window to front with far reaching views. Radiator. Feature fireplace. Fitted storage cupboard.

Bedroom Three 12'10 x 9'8 (3.91m x 2.95m)

Sash window to front. Radiator.

Bathroom

Obscure sash window to side. Towel radiator. Close coupled W.C, vanity wash hand basin. bath with waterfall tap and shower attachment. Walk in shower with 'Aqualisa' controls.

GROUND FLOOR

Hallway

Oak front door. Stairs to first floor. Radiator. Telephone point. Understairs storage.

Cloakroom

Obscure sash window to side. Radiator. Close coupled W.C Wash hand basin set into vanity unit with storage below.

Lounge 16'10 x 13'7 (5.13m x 4.14m)

Two sash windows to front. Two radiators. French doors to garden. Fireplace with inset 'Stovax' wood burner.

Utility Room 10'1 x 9'9 (3.07m x 2.97m)

Stable door to side. Window to rear. Consumer unit. Space and plumbing for washing machine and tumble dryer. Space for additional white goods.

Cupboard housing electric central heating boiler and hot water cylinder. Further storage cupboard. Tiled floor.

Kitchen/Dining Room 16'8 x 14'10 (5.08m x 4.52m)

Two sash windows to side. French doors to garden. Tiled floor. Range of base and eye level units with solid quartz worktops. Inset five ring 'Neff' induction hob. Twin electric 'Siemens' ovens below. Integral 'Neff' dishwasher. Integral full height fridge and freezer. Pull out recycling storage, large pan drawers and various other cupboards. Tiled floor with underfloor heating. Open to:-

Family Room/Snug 12'11 x 9'7 (3.94m x 2.92m)

Sash window to front. Tiled floor. Fireplace (potential for wood burner to be fitted). Radiator.

EXTERIOR

Rear Garden

Landscaped garden with paved patio leading to elevated seating area. Various shrubs and plants. Remainder laid to lawn with fenced borders\* See agents note.

Front

Block set driveway and path extending to front door, offering ample off road parking. Side access gate to rear garden. White picket fence border.

Agents Note

Agents Note & Money Laundering & Referrals

AGENTS NOTE: 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.

- Origins Dating Back To 1890
- Double Storey Extension & Single Storey Extension
- Substantial Three Bedroom Home
- Freehold. EPC F. C/Tax D.
- Spacious Master Bedroom With Large Ensuite
- Bathroom & Cloakroom
- Luxurious Kitchen & Utility To Compliment
- Family Room/Snug
- Lounge With Wood Burner
- Block Set Driveway And Ample Parking

