



Green Lane, Althorne, Essex CM3 6BQ
Guide price £1,000,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £1,000,000 TO £1,100,000**** Set in the midst of the picturesque Essex countryside, is this simply stunning detached farmhouse occupying a superb and enviable position on a wonderful plot measuring approx. 2 acres overall. Living accommodation is spread over both the aforementioned farmhouse itself, and an impressive adjacent annex building. With the farmhouse itself, living accommodation commences with an inviting entrance hall leading to a spacious living room, dining room, further sitting room/snug and superb refitted 'Shaker' style kitchen/breakfast room with adjacent utility room and WC. The first floor then offers a landing leading to a family bathroom and four well proportioned double bedrooms, one of which is complimented by a wonderful luxury 5 piece en-suite bathroom and balcony overlooking the property's picturesque grounds and beyond. In addition to all the above, a fully DETACHED ANNEX adjacent to the garage offers further living accommodation comprising one large reception area with connecting shower room, bedroom/study area and mezzanine over. Externally, the aforementioned grounds also offer a variety of outbuildings and on approach to the property, an electric gate opens to a long shingled driveway leading to the property and also to a detached TRIPLE GARAGE. Further features throughout the property include beamed ceilings and impressive log burner, all in keeping with the property's character, yet modern feel. Viewing this quite unique residence is strongly advised to appreciate the wonderful setting on which the property sits. Energy Rating E.

FIRST FLOOR:

LANDING:

Staircase down to Ground Floor, two built in storage cupboards, access to loft space, doors to:

BEDROOM 1:

12'4 x 11'4 (3.76m x 3.45m)

Dual aspect room with double glazed window to side and double glazed windows and French style doors opening onto balcony at rear, electric heater unit, door to:

EN-SUITE:

12'4 x 6'5 (3.76m x 1.96m)

Double glazed windows to front and side both with fitted shutters, refitted suite comprising panelled bath with mixer tap and shower attachment over, close coupled WC, 'his & her' wash hand basin set on 'Shaker' style vanity unit with storage cupboards below and fully tiled walk-in shower with glass screen, part tiled walls, wood effect floor, inset downlights, extractor fan.

BEDROOM 2:

11'4 x 11'4 (3.45m x 3.45m)

Dual aspect room with double glazed windows to front and side, radiator, built in wardrobe.

BEDROOM 3:

11'2 x 8'5 (3.40m x 2.57m)

Double glazed window to rear, radiator, exposed wood floorboards.

BEDROOM 4:

11'4 x 7'8 (3.45m x 2.34m)

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

GROUND FLOOR:

ENTRANCE HALL:

Double glazed wooden entrance door to front, double glazed window to front, radiator, wood effect floor, doors to:

CLOAKROOM:

Double glazed window to side with fitted shutters, 2 piece white suite comprising close coupled WC and wash hand basin set on 'Shaker' style vanity unit with storage cupboards below, part tiled walls, continuation of wood effect floor.

DINING ROOM:

16' x 12'1 (4.88m x 3.68m)

Double glazed bay window to side, radiator, part wood panelled walls, doors to:

SITTING ROOM:

15'7 x 13'5 (4.75m x 4.09m)

Dual aspect room with double glazed window to rear and double glazed windows and French style doors to side opening onto seating terrace.

LIVING ROOM:

19'6 x 12'1 (5.94m x 3.68m)

Double glazed windows and French style doors opening onto rear garden, radiator, exposed brick chimney breast with inset log burner.

KITCHEN/BREAKFAST ROOM:

21'3 x 11'8 (6.48m x 3.56m)

Double glazed windows to both sides and to front, radiator, extensive range of light grey 'Shaker' style wall and base mounted storage units and drawers, granite work surfaces with inset single bowl sink unit with drainer grooves to side, built in 'Neff' induction hob with extractor over, built in eye level oven and combination oven/microwave oven, integrated fridge and dishwasher, fully tiled walls, wood effect floor, built in pantry cupboard, door to:

LOBBY:

Double glazed entrance door to side, radiator, wood effect floor, arch to:

UTILITY:

7'9 x 6'5 (2.36m x 1.96m)

Double glazed window to side, further light grey 'Shaker' style wall and base mounted storage units, granite work surfaces with inset single bowl sink unit with drainer grooves to side, integrated fridge/freezer, continuation of wood effect floor.

ANNEX LIVING ACCOMMODATION:

32'10 x 11'10 (10.01m x 3.61m)

Detached one bed annex with underfloor heating commencing with a large living area with mezzanine/storage area over and doors to:

SHOWER ROOM:

Double glazed Velux window, 3 piece white suite comprising electric shower, close coupled WC and wash hand basin, heated towel rail.

BEDROOM/STUDY:

20'8 x 10'2 (6.30m x 3.10m)

Dual aspect room with double glazed windows to front and rear, electric radiator/heater.

GARAGE:

Adjacent to the annex building with door to front, power and light connected.

EXTERIOR:

The property sits within the south east corner of the previously mentioned 2 acre plot and is approached via an electric-gated entrance which opens to a large, long shingled driveway with complimentary lighting leading to the property as well as the triple garage, annex and gardens.

GARDENS:

The gardens commence with an impressive porcelain paved seating area leading to remainder which is mainly laid to lawn with a variety of mature shrubs and trees planted throughout and a large workshop. There is also a large natural pond at the rear of the main garden.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band F.

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.

Ground Floor

First Floor



Lounge

APPROX INTERNAL FLOOR AREA
164 SQ M 1766 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copy-
right

Roof
Terrace

Sitting
Room

Dining
Room

Bathroom

Bedroom 3

Bedroom 1

Utility
Room

Lobby

Entrance
Hall

WC

WC

Landing

En-suite

Kitchen/Breakfast
Room

Bedroom 4

Bedroom 2



