



Batts Road, Steeple, Essex CM0 7LE  
Price £900,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

\*\*\*STUNNING, ELEVATED 1.8 ACRE PLOT WITH FAR REACHING COUNTRYSIDE & RIVER VIEWS!\*\*\* Set on an impressive elevated plot of approximately 1.8 acres at the top of Batts Hill on the fringes of the rural village of Steeple, is this individual detached residence. The property itself offers substantial living accommodation spread over just under 3,000 sq. ft and comprises SIX BEDROOMS, two main bathrooms, three reception rooms and a generously sized kitchen/diner. The property does require modernisation/improvement throughout, however offers wonderful potential to either renovate the substantial living space already on offer or even extend if required (stpp). Externally, the property enjoys a quite wonderful position overlooking rolling countryside views towards the River Blackwater, with the gardens being predominantly laid to lawn with an array of mature trees, further formal gardens to both sides and a swimming pool. The frontage offers a shingled driveway which provides extensive off road parking and access to a detached double garage. The property is positioned on the fringes of the rural village of Steeple with Southminster and it's railway station a short drive away. Interest in this property is expected to be high so an internal inspection is strongly advised. Energy Rating E.

## FIRST FLOOR:

### LANDING:

Double glazed Velux window, built in storage cupboard, access to loft space, doors to:

### BEDROOM ONE:

15'11 x 13'2 (4.85m x 4.01m)

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

### BEDROOM TWO:

15'11 x 13'2 (4.85m x 4.01m)

Double glazed window to side, radiator.

### BEDROOM THREE:

12'10 x 13'5 > 11'7 (3.91m x 4.09m > 3.53m)

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

### BEDROOM FOUR:

12'11 > 9'7 x 10'2 (3.94m > 2.92m x 3.10m)

Double glazed window to side, exposed wood floorboards, airing cupboard housing hot water cylinder.

### BEDROOM FIVE:

16' x 9'7 (4.88m x 2.92m)

Dual aspect room with double glazed windows to side and rear, radiator.

### BEDROOM SIX:

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

Double glazed window to front, radiator.

### BATHROOM ONE:

12'2 x 9'6 (3.71m x 2.90m)

Double glazed window to rear, radiator, 4 piece suite comprising fully tiled walk-in shower, panelled bath with antique style mixer tap and shower attachment, close coupled WC and wash hand basin set on vanity unit, 2 storage cupboards below, part tiled walls.

### BATHROOM TWO:

9'6 x 9'3 (2.90m x 2.82m)

Double glazed window to rear, radiator, 4 piece suite comprising corner panelled bath with shower over and antique style mixer tap and shower attachment, close coupled WC, pedestal wash hand basin and bidet, wall mounted cabinet, part tiled walls.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed French style entrance door to front with matching side light windows, 2 radiators, staircase to First Floor, parquet wood floor, doors to:

### SITTING ROOM:

12'10 x 12'10 (3.91m x 3.91m)

Dual aspect room with double glazed bow window to front and double glazed window to side, radiator, part exposed brick feature fireplace with display mantle, parquet wood floor.

### LIVING ROOM:

27'6 x 18'8 > 16' (8.38m x 5.69m > 4.88m)

Dual aspect room with double glazed window to front, double glazed bow window to side and double glazed French style doors to side opening onto gardens, radiators, log burner set on tiled hearth, parquet wood floor, door to:

### STUDY:

15'10 x 9'7 (4.83m x 2.92m)

Dual aspect room with double glazed window to rear and double glazed French style doors to side opening onto gardens, radiator, parquet wood floor.

### UTILITY/CLOAKROOM:

9'4 x 8'9 (2.84m x 2.67m)

Double glazed window to rear, chrome heated towel rail, close coupled WC, single bowl/single drainer sink unit set in roll edged work surface with storage cupboards below, space and plumbing for washing machine and tumble dryer, further storage cupboard.

### KITCHEN/DINER:

23'6 x 13' > 9'3 (7.16m x 3.96m > 2.82m)

Dual aspect room with double glazed French style doors to rear opening onto greenhouse and further double glazed French style doors to side, radiator, extensive range of matching wall and base mounted storage units and drawers, granite worksurfaces with inset double bowl/single drainer sink unit, Rangemaster oven to remain with extractor hood over, space for American style fridge/freezer, integrated dishwasher, part tiled walls, tiled floor, inset downlights.

## EXTERIOR:

The property sits on a wonderful overall plot of approximately 1.8 acres and comprises of mainly laid to lawn gardens, vegetable plot and swimming pool. To the plots boundaries are a range of mature and established trees and due to the elevated position far reaching countryside views to all aspects are on offer all the way to the River Blackwater. To the front of the property is a large shingled driveway providing extensive off road parking, opening to both sides of the house to the aforementioned gardens and swimming pool, access to:-

## DETACHED DOUBLE GARAGE:

Twin up and over doors to front, personal door to side.

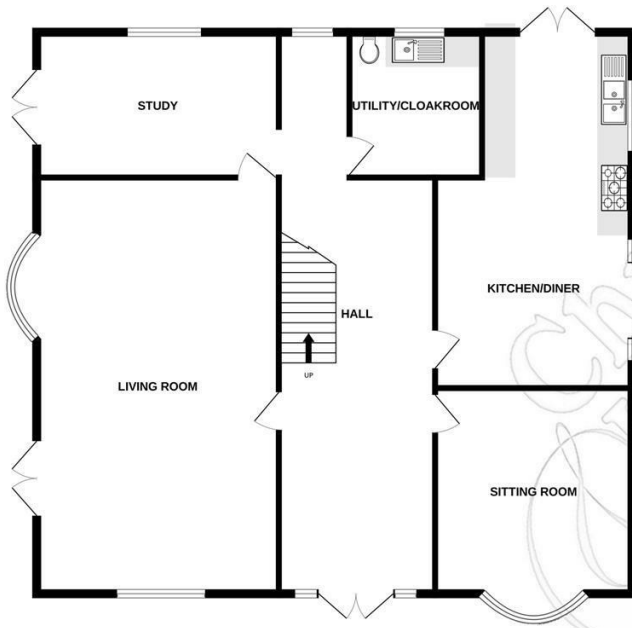
## TENURE & COUNCIL TAX:

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

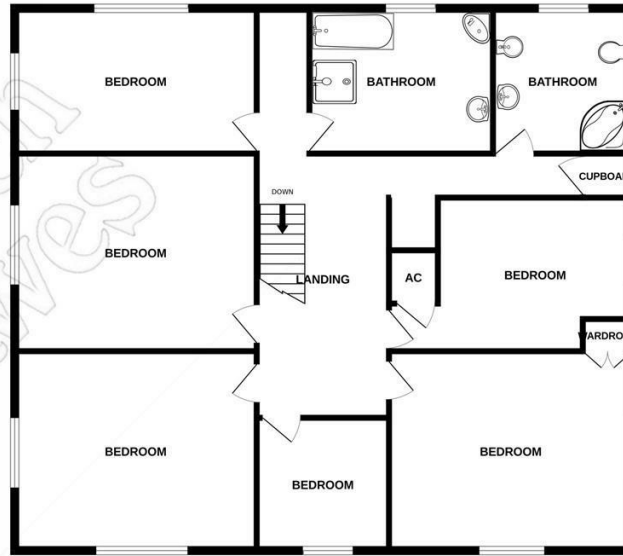
## AGENTS NOTE:

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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