



**High Road, Stanford-Le-Hope, SS17 9JJ**  
**Offers in excess of £850,000**

**Jenkins**  
Property

Beautifully presented property dating back to the 1800's in a beautiful village setting behind secure gates on a private shingle drive that also serves a further charming character property. This impressive former coach house offers versatile accommodation favouring a ground floor Master suite if desired. Additional outbuildings have been added in keeping with the existing dwelling incorporating a home office and summer house to further compliment this welcoming home.

- Solid Wood Shaker Style Kitchen
- Home Office and External Outbuildings
- Ground Floor Bedroom/Separate Reception
- Utility Room
- Luxury Family Bathroom
- Integrated Appliances
- Part Marble Flooring and Staircase
- Ground Floor Luxury Bathroom En Suite
- Three Further First Floor Bedrooms
- En-Suite to Master First Floor bedroom

## Ground Floor

**Porch 9'8" x 4'9" (2.95m x 1.45m)**

**Open Plan Living Kitchen / Dining Area 25'4" x 34'5" (7.74 x 10.50m)**

**Utility Room 4'8" x 15'2" (1.44m x 4.63m)**

**Ground Floor Bedroom 19'1" x 14'9" (5.82m x 4.52m )**

**Ground Floor En-suite 9'7" x 9'3" (2.94m x 2.82m)**

## Floor 1

**Landing 12'9" x 10'8" (3.91m x 3.26m)**

**Bedroom 1 12'8" x 13'6" (3.88m x 4.12m)**

**Luxury En-suite Bathroom 6'9" x 8'10" (2.08m x 2.71m)**

**Bedroom 2 9'10" x 11'9" (3.00m x 3.59m)**

**Bedroom 3 9'9" x 11'10" (2.99m x 3.63m)**

**Luxury Family Bathroom 6'7" x 8'0" (2.03m x 2.44m)**

## Exterior

**Summer House 12'1" x 17'1" (3.70m x 5.21m)**

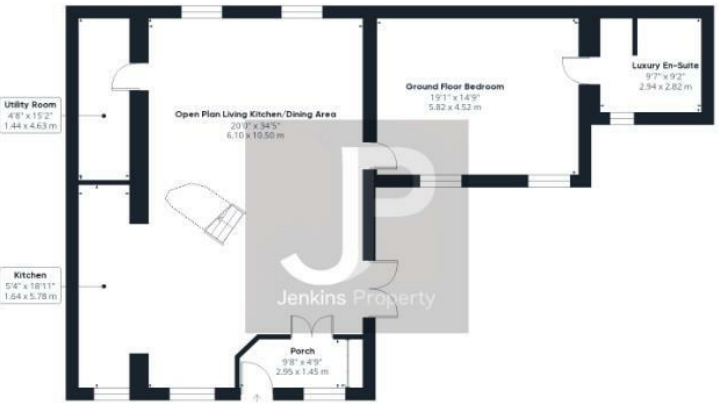
## Out Buildings

**Home Office 9'3" x 18'8" (2.83m x 5.70m)**

**Storage Room 10'4" x 12'7" (3.17m x 3.85m)**

**Storage Cupboard 5'1" x 3'2" (1.57m x 0.98m)**

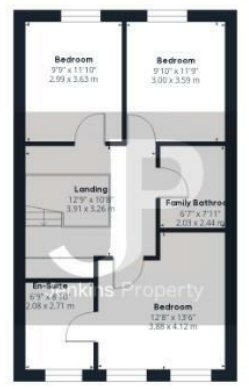




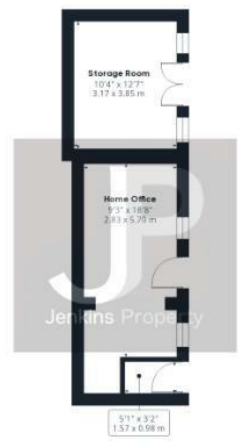
Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



Ground Floor Building 3



Approximate total area<sup>(1)</sup>

2421.52 ft<sup>2</sup>  
224.97 m<sup>2</sup>

Reduced headroom

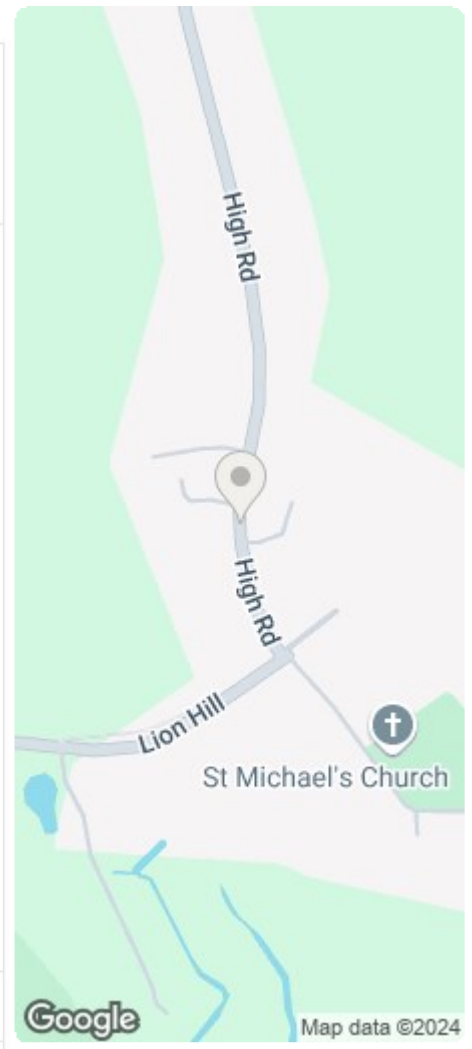
18.03 ft<sup>2</sup>  
1.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360



Energy Efficiency Rating	
Current	Target
83	73

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
A	A

