

# bear

*Estate Agents*



Bear Estate Agents are exceptionally proud to bring to the market, with NO ONWARD CHAIN, this truly unique three/four-bedroom detached cottage, occupying an exceptional 1.5-acre plot within the highly desirable semi-rural setting of Rettendon Common. Tucked away along a quiet private road, surrounded by open countryside and enjoying an outstanding level of privacy, this is a rare opportunity to acquire a home offering an enviable lifestyle, substantial grounds and exceptional future potential.

The property enjoys a peaceful setting amongst open fields whilst remaining conveniently positioned within close proximity to Battlesbridge Railway Station, providing direct links into London Liverpool Street via the Greater Anglia rail service. The A130 is also just a short drive away, offering excellent road connections towards London and the surrounding areas.

- No Onward Chain
- Spacious Lounge with Fireplace (20'0 x 16'4 Max)
- Kitchen (10'5 x 11'9)
- En-Suite W/C to Bedroom 1
- Garage Measuring Approximately 41'3 with Workshop
- Approximate 1.5 Acre Plot down a Quiet Private Road
- Separate Dining Room
- Four Sizeable Bedrooms
- Potential Self-Contained Annexe (STPP)
- Extensive Driveway Parking

## Chalk Street

Chelmsford

£975,000



# Chalk Street



The accommodation begins with a welcoming entrance hall which houses the staircase and provides access to the principal living accommodation.

The kitchen measures 10'5 x 11'9 and enjoys a charming bay window overlooking the grounds, creating a bright and welcoming space. The room offers ample cupboard and worktop space whilst also presenting exciting opportunities for future reconfiguration.

The lounge measures an impressive 20'0 x 16'4 at its maximum dimensions and serves as the heart of the home. A feature fireplace creates a warm focal point, whilst the bay window frames attractive views across the surrounding gardens and grounds, enhancing the room's character and charm.

The dining room measures 13'1 x 12'0 and provides an elegant space for family meals and entertaining, with a bay window allowing natural light to flood the room throughout the day.

The study measures 16'7 x 10'11 and offers exceptional versatility, making it ideal as a home office, library or additional reception room, whilst also benefitting from a bay window overlooking the grounds.

Adjacent to this, the utility room measures 11'3 x 10'11 at its maximum dimensions and provides further practical space, also benefitting from a bay window. Subject to the necessary requirements, the study and utility room offer exciting potential to be combined, creating a substantial open-plan kitchen/dining/family room perfectly suited to modern living.

The ground floor accommodation is completed by a convenient shower room. Moving upstairs, the first-floor landing provides access to all bedrooms.

Bedroom One measures 8'3 x 15'0 at its maximum dimensions and benefits from its own en-suite W/C, creating a comfortable principal suite.

Bedroom Two measures 10'2 x 17'0 at its maximum dimensions and is an exceptionally generous double bedroom, enjoying attractive views over the surrounding countryside.

Bedroom Three measures 13'0 x 7'4 and offers flexibility for family members, guests or home working.

Bedroom Four measures 13'0 x 9'4 at its maximum dimensions and is another spacious bedroom, completing the well-balanced accommodation.

The first floor is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the grounds are undoubtedly the property's defining feature. Occupying approximately 1.5 acres, the wrap-around gardens provide an exceptional sense of space, privacy and freedom, rarely found within such a convenient location. Beyond the gardens are two paddocks, creating endless possibilities for equestrian interests, smallholding, recreational use or future lifestyle aspirations.

One of the paddocks already benefits from mains drainage and water connections, presenting exciting potential for a self-contained annexe or ancillary accommodation (subject to the necessary planning permissions and consents), complete with the opportunity for its own private garden.

The property further benefits from an impressive garage measuring approximately 41'3 in length, complete with an attached workshop, alongside three additional outbuildings, all offering outstanding versatility for storage, hobbies, business use or future conversion opportunities (subject to any required consents).

To the front, an expansive driveway provides parking for numerous vehicles.

Properties of this nature, occupying such substantial grounds along a quiet private road within a peaceful rural setting, rarely become available. Combining approximately 1.5 acres, exceptional development potential, extensive outbuildings and an idyllic countryside position, this is a truly exceptional opportunity to create a forever home tailored to a purchaser's own vision and lifestyle.

Council tax Band: F. (£3331.51)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Three/Four-Bedroom Detached Cottage**

### **No Onward Chain**

### **Approximate 1.5 Acre Plot**

### **Exceptional Development Potential (STPP)**

### **Quiet Private Road**

### **Idyllic Semi Rural Setting**

### **Surrounded by Open Countryside**

### **Two Paddocks**

### **Potential Self-Contained Annexe (STPP)**

### **Wrap Around Gardens**

### **Spacious Lounge with Fireplace (20'0 x 16'4 Max)**

### **Separate Dining Room**

### **Study/Home Office**

### **Potential to Create Large Kitchen/Family Room**

### **Utility Room**

### **Four Sizeable Bedrooms**

### **En Suite W/C to Bedroom One**

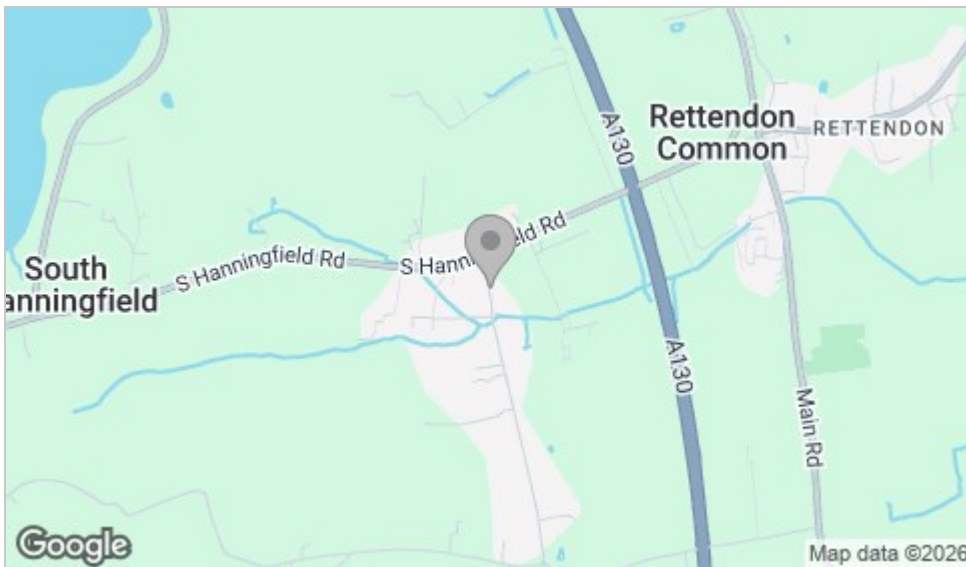
### **Three-Piece Family Bathroom**



# Floor Plan



## Area Map



## Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	