

BUTLER & STAG



10 Bonds Cottages, Beauchamp Roding

Ongar

Guide Price £450,000



## 10 Bonds Cottages

Beauchamp Roding, Ongar

A most charming 16th Century Grade II Listed cottage, situated in this outstanding rural setting occupying generous size mature gardens, with off street parking for several vehicles.

- Guide Price £450,000 - £475,000
- Grade II Listed Cottage
- Two Bedrooms
- Separate Dining Room
- Rural Location
- Off Street Parking



Situated approximately two miles from the picturesque village of Fyfield where you can enjoy riverside walks along with a well stocked village shop, post office, two public houses/restaurants and the highly regarded Dr Walkers Primary School. Early viewing is advised.

This delightful two-bedroom cottage offers a wonderful blend of period character and practical living accommodation, ideal for those seeking a peaceful countryside lifestyle.

The ground floor features a generous living room filled with natural light, a separate dining room perfect for entertaining, and a well-proportioned kitchen with ample workspace and storage. A family bathroom completes the downstairs accommodation.

Upstairs, the property offers two comfortable double bedrooms accessed via a central landing, providing flexible living space for families, guests, or home working.

Extending to approximately 929 sq. ft. of internal accommodation, the property provides surprisingly spacious living while retaining a warm and cosy cottage atmosphere. Outside, the mature gardens offer an attractive setting for relaxation and entertaining, complemented by ample off-street parking.

Properties of this character and location are rarely available, and internal viewing is highly recommended to fully appreciate all that this charming home has to offer.

Council Tax band: C

Tenure: Freehold







# Bonds Cottages

Approx. Gross Internal Area 86.4 sq. metres (929.7 sq. feet)

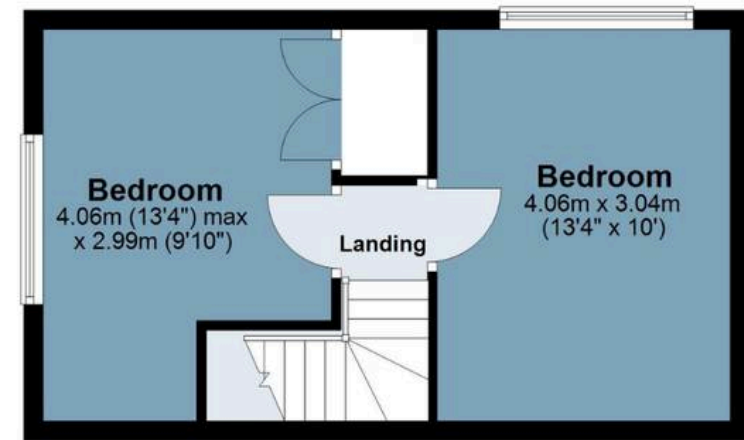
## Ground Floor

Approx. 57.4 sq. metres (618.4 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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