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**"WHITESWOOD COTTAGE", BACK LANE,
NAZEING, ESSEX, EN9 2RS.**

CHARMING DETACHED FAMILY HOME WITH COUNTRYSIDE VIEWS



Offering versatility, this beautifully presented three/four bedroom family home combines character, comfort and modern convenience. Offering an attractive sitting room, centred around a log-burning stove, a well fitted kitchen with integrated appliances and an impressive garden/dining room with vaulted glazed roof, a wonderful space for year round entertaining. A charming family room could easily become a ground floor fourth bedroom whilst a dedicated home office/study is ideal for hybrid working. To the rear, the property enjoys open countryside views and a south facing aspect that delivers stunning sunsets from the garden. Also worthy of note, the property currently benefits from planning permission in place for a ground floor extension and outbuilding which would offer a variety of options for use.

Situated along the peaceful Back Lane, this location offers a rare blend of tranquillity, community spirit and countryside living. With virtually no passing traffic, residents enjoy a wonderfully quiet environment, complemented by a friendly neighbourhood network. The area is rich in walking routes, including scenic paths towards Epping Upland, Broxbourne and The Barns Lodge Farm, which also hosts seasonal events. Horses from the neighbouring stables often wander to the boundary fence, creating a charming rural touch, especially when feeding them apples from the garden's trees.

Excellent transport links are close at hand, with Broxbourne Station around seven minutes away and Harlow and Rye House stations approximately fifteen minutes. Local amenities include Nazeing's shops, Harold's Head restaurant at the end of the road, and a welcoming church offering summer events and Sunday activities. Community road parties in summer and at Christmas bring everyone together, reinforcing the feel that makes this such a special place to live.

SUMMARY OF ACCOMMODATION

RECEPTION HALL & INNER HALL

SPACIOUS SITTING ROOM WITH FEATURE LOG BURNING STOVE

HOME OFFICE/STUDY

CHARMING FAMILY ROOM/BEDROOM FOUR

WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES

GARDEN ROOM/DINING ROOM WITH VAULTED CEILING

GOOD SIZED GROUND FLOOR SHOWER ROOM

SPACIOUS PRINCIPAL BEDROOM

TWO FURTHER GOOD SIZED BEDROOMS

QUALITY FITTED FAMILY BATHROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OVERALL PLOT APPROACHING ONE THIRD OF AN ACRE BACKING ON TO PADDOCKS AND ENJOYING VIEWS OVER OPEN COUNTRYSIDE

PLANNING PERMISSION IN PLACE FOR A SINGLE STOREY EXTENSION AND LARGE DETACHED OUTBUILDING

A timber panelled door with obscure glazed inset and carriage style courtesy light affords access to:

RECEPTION HALL 5'10 x 2'10 Featuring a double glazed window to the front elevation, recessed LED spotlighting, telephone point and tiled flooring. Access to the loft space. Part glazed oak door leading to the inner hallway with a further oak door opening to:

FAMILY SHOWER ROOM 7'11 x 6'6 Tiled in decorative ceramics. Comprising a wash hand basin with chrome mono-bloc tap set within a vanity unit with storage cupboards beneath, concealed cistern low flush w.c. and a walk-in shower enclosure with thermostatically controlled shower and glazed screens. Dual aspect with obscure double glazed windows to the front and side elevations provide natural light. Additional features include recessed LED spotlighting, extractor fan, radiator, heated towel rail and terracotta tiled flooring. Built-in cupboard providing useful storage and housing the Vaillant gas fired combination boiler.

INNER HALLWAY With recessed LED spotlighting, contemporary radiator and staircase rising to the first floor. Oak door leading to:

SITTING ROOM 16'6 x 12'11 A charming and well-proportioned room enjoying a front facing double glazed window. The focal point of the room is a cast iron log-burning stove set upon a slate hearth with oak bressummer beam over. Further benefits include an enclosed radiator, television point and oak door leading to:



HOME OFFICE/STUDY 10'10 x 6'11 An ideal work from home space enjoying delightful views over the rear garden and open countryside beyond through a double glazed window. Features include three wall light points, wall mounted Nest Wi-Fi controlled central heating thermostat and a deep storage cupboard housing the electrical meter and consumer unit. Oak door to the kitchen and part glazed oak door leading to:



FAMILY ROOM/BEDROOM FOUR 12'5 x 10'10 A versatile reception room which could equally serve as a fourth bedroom. Double glazed casement doors provide direct access to the garden. A living flame gas fire with marble hearth and back, complemented by an attractive surround and mantel, creates a pleasant focal point. Radiator and television point.



KITCHEN 12'8 x 12'4 (max) Fitted with a range of contemporary white high gloss wall and base units providing ample storage, complemented by generous granite effect working surfaces and decorative tiled splashbacks. Inset double bowl sink and drainer unit. Integrated appliances include a fridge, freezer and dishwasher, together with a Bosch electric fan-assisted double oven and grill, four-ring gas hob and illuminated extractor canopy above. Double glazed windows to the front and side elevations, recessed LED spotlighting, space with plumbing for washing machine, heated towel rail and marble tiled flooring. Multi-pane glazed casement doors open through to:



GARDEN/DINING ROOM 12'9 x 12'4 A superb addition to the property, providing a bright and versatile entertaining space. Constructed with a combination of brick and uPVC double glazing, featuring casement doors opening onto the garden and a vaulted glazed roof incorporating automatic opening roof windows. Six wall light points, three radiators and terracotta tiled flooring.



FIRST FLOOR

LANDING Double glazed window to the side elevation, contemporary radiator and access to the loft space. Oak doors provide access to all bedrooms and the family bathroom.

BEDROOM ONE 13'1 x 12'2 (max) A generous principal bedroom with double glazed window to the front elevation. Fitted with a range of full height wardrobes and matching vanity unit. Contemporary radiator and television point.



BEDROOM TWO 11'5 x 11' Double glazed window to the rear elevation enjoying attractive far reaching views across the garden and surrounding countryside. Contemporary radiator.



BEDROOM THREE 11'1 x 8'4 Also benefiting from delightful countryside views via a rear facing double glazed window. Contemporary radiator.



FAMILY BATHROOM 6'5 x 6'2 Stylishly fitted with a contemporary suite comprising a sculptured pedestal wash hand basin, close coupled w.c. and P-shaped bath with chrome mixer tap, hand shower attachment and independent thermostatically controlled shower with rainfall style shower head and glazed screen. Obscure double glazed window to the front elevation, recessed LED spotlighting, extractor fan, heated towel rail and decorative tiled flooring.

EXTERIOR

The property is approached via a charming picket style pedestrian gate, while a five bar timber gate provides vehicular access to the side, where ample off road parking is available.

Occupying a generous plot approaching one third of an acre, the gardens are predominantly laid to lawn and wrap around the property, creating an attractive and private setting. Mature hedgerows provide excellent screening from the road, enhancing the property's sense of seclusion.



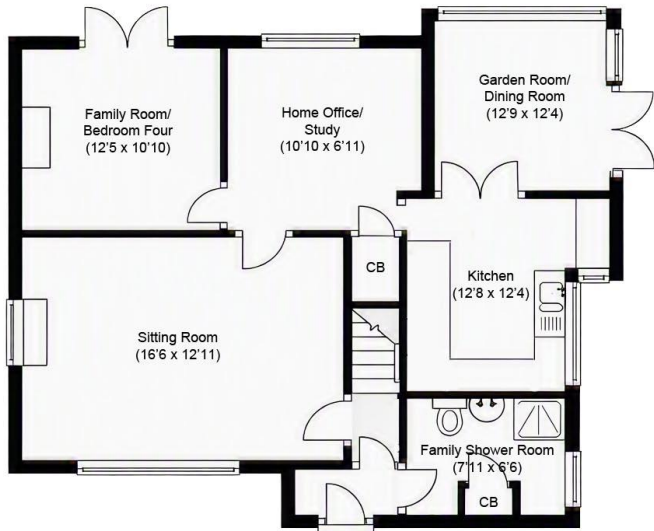
Backing directly onto paddocks, the gardens enjoy delightful far reaching views across the surrounding countryside, offering a wonderful backdrop for outdoor living and entertaining. In addition, there is a detached garage and a timber garden store, providing useful storage and practical space for gardening equipment and outdoor accessories.



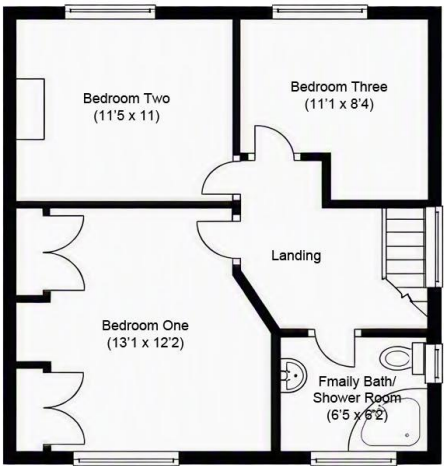
PRICE: £750,000. FREEHOLD

Floor Plans

These drawings are not to scale and should be used for observational purposes only



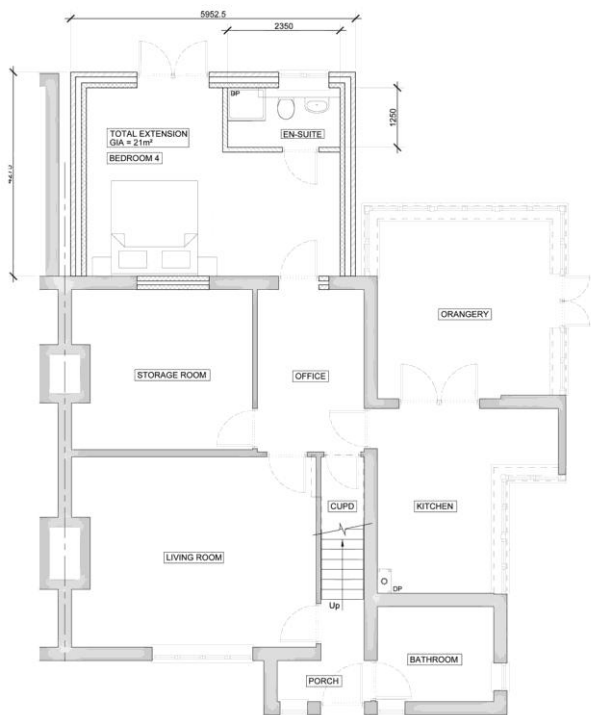
Ground Floor Plan



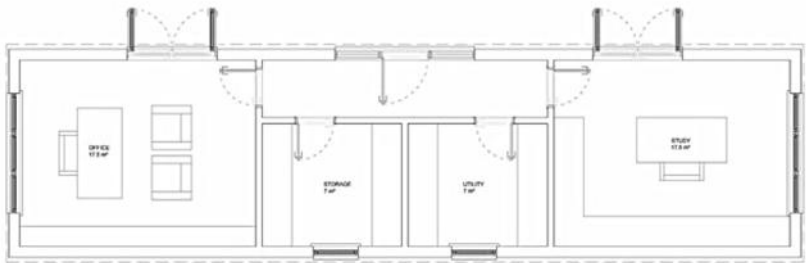
First Floor Plan

Planning Permission

The property currently enjoys planning permission in place for a single storey rear extension together with permission to build a large detached outbuilding, which provides a variety of option for alternative use, subject to any necessary approvals.

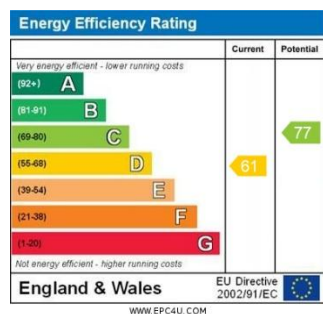


Ground Floor Proposed Floor Plan



Outbuilding Proposed Floor Plan

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2731

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