



**Detached: High Ongar**

**Monthly £2,250**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Blue Grass is a chalet bungalow offering spacious living accommodation and three bedrooms. The property is located on a private lane close to High Ongar village and benefits from far reaching countryside views.

## DETAILS

### LOCATION

The property is situated on a private lane set back from the A414 the property is within 1.8 miles to High Ongar with easy access to Chipping Ongar, the M11 and London to the west and Chelmsford a short drive to the East within approximately 10 miles.

High Ongar village is located less than one mile away and offers a primary school, restaurants and a public house. Chipping Ongar is approximately 1.5 miles distant by car and provides a variety of shopping, including a Sainsbury supermarket, restaurants, cafes and Ongar Academy High School.

### THE PROPERTY

The house is centred within a delightful, well maintained garden with far

reaching views over the surrounding countryside. The property has UPVC double glazing throughout. The accommodation comprises:

#### *Ground Floor*

- **Entrance Porch** - UPVC D/G door
- **Entrance Hall** - Wooden front door with lino tiled floor, with coat cupboard and understairs storage.
- **Bedroom One** - Triple fitted cupboards, carpeted, double aspect windows.
- **Bathroom** - Bath with shower over, pedestal wash basin, wc, lino floor and part tiled walls, UPVC D/G window with obscured glazing.
- **Kitchen/Breakfast Room** - UPVC D/G window to front, comprising electric oven, laminate worktop with cupboards above and below, stainless steel sink and dishwasher connections, lino tiled floor and built-in larder cupboard.
- **Utility Room** - Laminate worktop with cupboards above and below and washing machine connections.
- **Side Lobby** - Oil fired boiler, storage cupboard, door to double garage, door to rear garden and door to front.
- **Lounge & Sun Room** - Large double aspect windows with stunning views over rear garden and farmland beyond, feature fireplace.

#### *First Floor*

- **Bedroom Two** - Double aspect windows, 2 x built-in cupboards, carpet flooring.
- **Bedroom Three** - Large storage cupboard and access to eaves storage, carpet flooring.
- **Shower Room** - recessed shower cubicle, pedestal wash basin, wc, laminate floor, extractor fan.

#### **EXTERNALLY**

The garden is south facing. It is mostly lawned with a number of trees, shrubs and flower beds. There are far reaching countryside views to all aspects.

There is ample parking for 3-4 vehicles to the front and a double garage with electric up and over door and access to the side lobby.

## **LEGAL**

### **GARDEN MAINTENANCE**

The rent is inclusive of £150 per month garden maintenance.

### **SERVICES**

We understand that water and electricity are connected. There is oil fired central heating and private drainage.

Water is provided from the farm, the cost of which will be recharged by the landlord. The cesspit will be maintained and cleared by the landlord, the cost of which will be included within the rent.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band F.

### **EPC**

The property is classed as Band E.

### **TOWN AND COUNTRY PLANNING**

The Local Planning Authority is Epping Forest District Council. The property is subject an Agricultural Occupancy Condition restricting the occupation of the dwelling to "person employed or last employed in the locality in agriculture as defined in Section 221 (1) of the Town and Country Planning Act 1962 or in forestry".

### **TERMS**

The property is to be let on an Assured Periodic Tenancy. A deposit amounting to no more than five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

### **REFERENCES**

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing and Right to Rent checks. Referencing will include credit checks and all character and employer references.

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the

enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

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**Whirledge  
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