Old Heath Road, Southminster CM0 7BN

£875,000

To view this property call

01621 734300

SJ WARREN

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The accommodation comprises

Located on the fringes of both Burnham On Crouch and the village of Southminster in a idyllic semi rural location opposite open fields and Lords wood. Burnham has a large selection of shops, restaurants and yacht clubs along with its beautiful river front, two primary schools and St Peters Academy. Southminster also offers a good selection of shops and along with Burnham has a railway station linked to London Liverpool Street.

Positioned on a fantastic plot of approximately 1.3 acres offering potential as an Equestrian property, with vehicle access from the front and side of the plot, offering a superb space for vehicles, boats, caravan and much more. This extremely versatile in design 5/6 bedroom family home has many options to further improve and has been thoughtfully designed to be super energy efficient, with 40 solar array panels.
PLEASE NOTE the property is also being sold with full planning permission to significantly improve the current footprint along with a single storey outbuilding and garage enhancement.
Plans also passed for a double storey garage tot he side of the house.
PLEASE SEE plans and planning numbers on the property details.

Entrance and hallway
Double glazed entrance door to the hallway which has tiled flooring and stairs to the first floor. Double cloaks cupboard, part exposed brickwork, radiator and double glazed window to the front.
PLEASE NOTE we have made reference to the plans passed, which would significantly improve the current footprint, something the current vendors would have completed if their plans had not changed. This also includes rebuild and enhancement of the old outbuilding and a permitted gym/leisure room.

Kitchen
16'3 x 13'1
The kitchen is a good size and open plan to a generous dining room. Green eye level units incorporating a plate and wine rack with back tiling, matching base units and drawers with work surfaces over. Inset over size butler style sink, double Aga oil fired oven range, inset hob with above extractor, space for fridge/freezer, plumbing for a dish washer, inset electric hob with extractor. Matching center island with cupboards and shelving, tiled flooring and down lighting, double glazed window to the rear.

Utility room
7'6 x 4'8
The tiles continue from the kitchen, hard wood work top and shelving, plumbing for a washing machine and tumble dryer, double glazed window and door to the rear.

Dining room
12'6 x 10
The dining room is open plan to the kitchen offering modern style living, plenty of space for a good size family table and chairs. Built in cupboard housing electric fuse board and isolator switches, inverter and voltage optimiser, two 9.5 kw battery back ups for the solar array (under separate negotiation. Fireplace recess, radiator and a double glazed window to the front looking across open fields and Lords wood.

Lounge
23'6 x 15'4
This is a spacious room overlooking the rear garden the side paddock with a superb Inglenook style open fireplace and cast iron wood burner. Double glazed windows to the side, double glazed patio doors and double glazed French doors to the rear garden, Television point and two radiators.

Study
10'1 x 8'5
All the rooms are very versatile in there use, whether a study nook or reception room of your choice. Feature open fireplace, television point and light windows to the hallway.

Play room/ office potential bedroom/w/c
15'8 x 13'7
Once again a very versatile room, whether a bedroom, or a home office it leaves itself open to so many options. This room has a very rustic feel with a wooden clad ceiling which also matches the two built in storage cupboards with rustic stable style doors and locks. Oak flooring, two separate doors to the side and a double glazed window to the front looking across open fields and to Lords Wood.
Cloakroom/w/c which has a continuation of the oak flooring, close coupled w/c with space saver sink, double glazed window to the sdie.

Principal bedroom en-suite
13'2 x 12'6 plus door recess
All the bedrooms are bright and airy and this room has double glazed windows overlooking the rear garden and to the side with views across open countryside, radiator and door to the En- suite Tiled flooring and part tiled walls, walk in shower cubicle , hand wash basin, close coupled w/c, double glazed window to the side, radiator and expel air.

Bedroom two en-suite
13'1 x 12'7
Another lovely size double room with bags of natural light from the double glazed dual windows to the front that overlook fields and Lords Wood. One feature wood panelled wall, radiator, two built in cupboards one with the pressurised water tank. En-suite Walk in shower cubicle, close coupled w/c with space saver sink, radiator, expel air and double glazed window to the side.

Bedroom three
13'1 x 12'2
All the bedrooms are good size double rooms and this has a double glazed window to the rear with part reduced head height. Eaves storage space and radiator.

Bedroom four
12'5 x 10'1
Original cast iron fireplace, wood effect laminate flooring radiator, loft access and a double glazed window to the front overlooking the fields and Lords Wood.

Bedroom five
12'1 x 9'7
The final double bedroom has wood effect laminate flooring, radiator and a double glazed window to the rear.

Bathroom
Tiled walls and flooring, walk in shower cubicle, free standing ball and claw bath, w/c with high flush cistern and hand wash basin. Down lighting, heated towel rail/radiator and a double glazed window to the front.

Rear garden/paddock and yard.
PLEASE NOTE we would urge you to look at the photography and drone footage, to truly appreciate the plot, location and the huge potential on offer.
There is a formal fenced garden area with a large patio and hot tub to remain, neatly laid lawn and some mature trees. A gate leads on to the remaining garden which extends to the paddock running down the side of the property, with mature hedging and mature trees, PLEASE NOTE there were originally stables within this area and there is still water available should they be rebuilt. The existing wooden double garage building is in a state of repair but as can be seen on the passed plans a rebuilt and enhanced garage and gym/leisure room can be built. To the side of the garage is a large yard offering space for many vehicles and storage space, along with a 27 ft container/cabin, the opposite side of the garage is a hardstanding which will be partly used for the mentioned plans passed. PLEASE NOTE there is also another gated entrance from the front for vehicle access.

Frontage/drive
The frontage offers parking for 3/4 vehicles with EV charging and some planting.

Heath Cottage, Old Heath Road, Southminster

Consumer Protection from Unfair Trading Regulations 2008.

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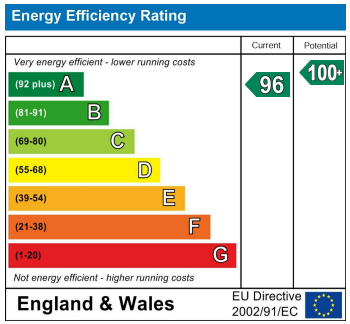

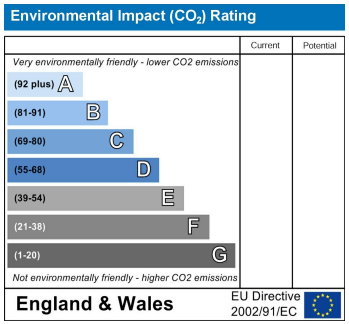

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