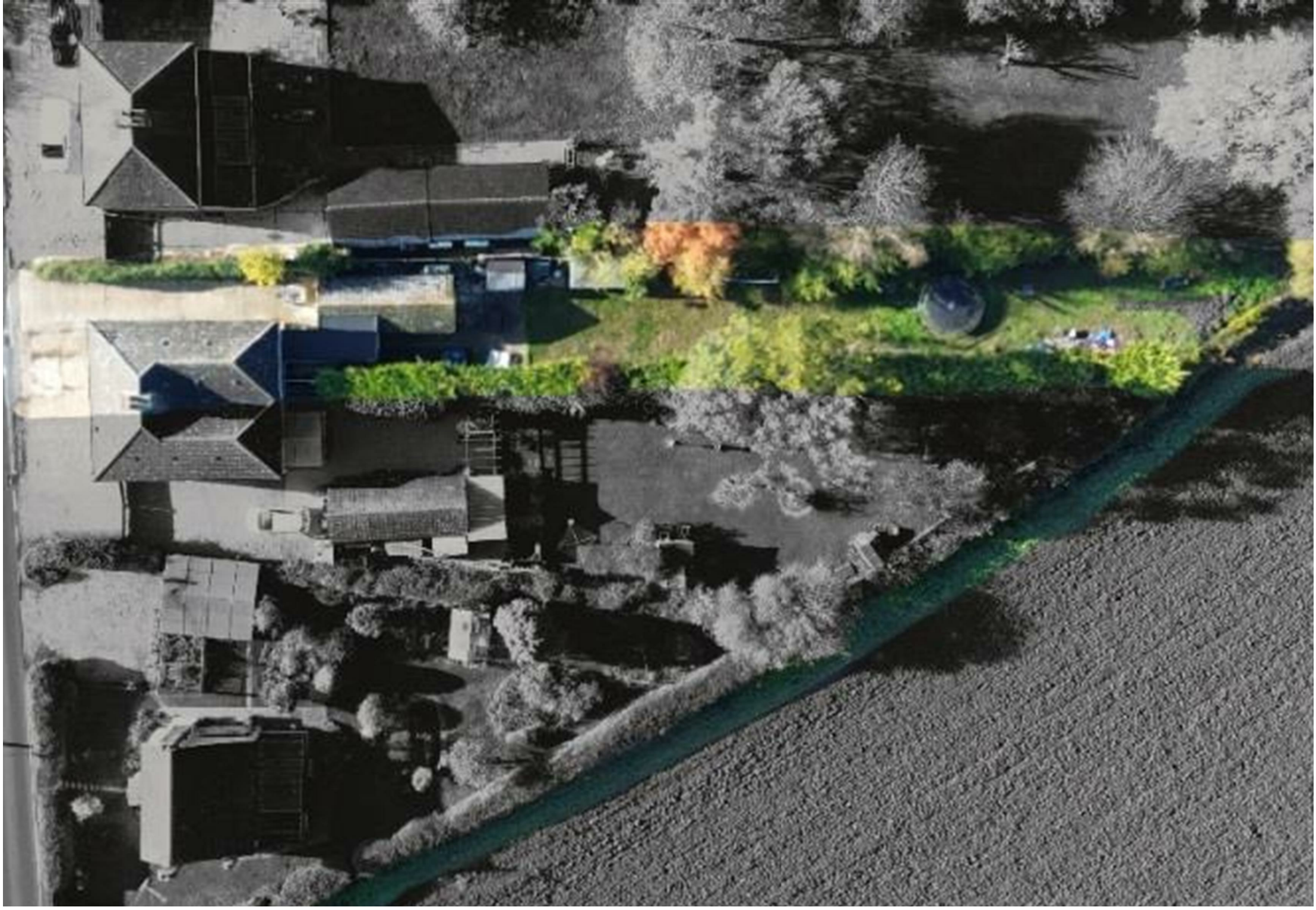




Colchester Road, Virley , CM9 8HG
Price £425,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

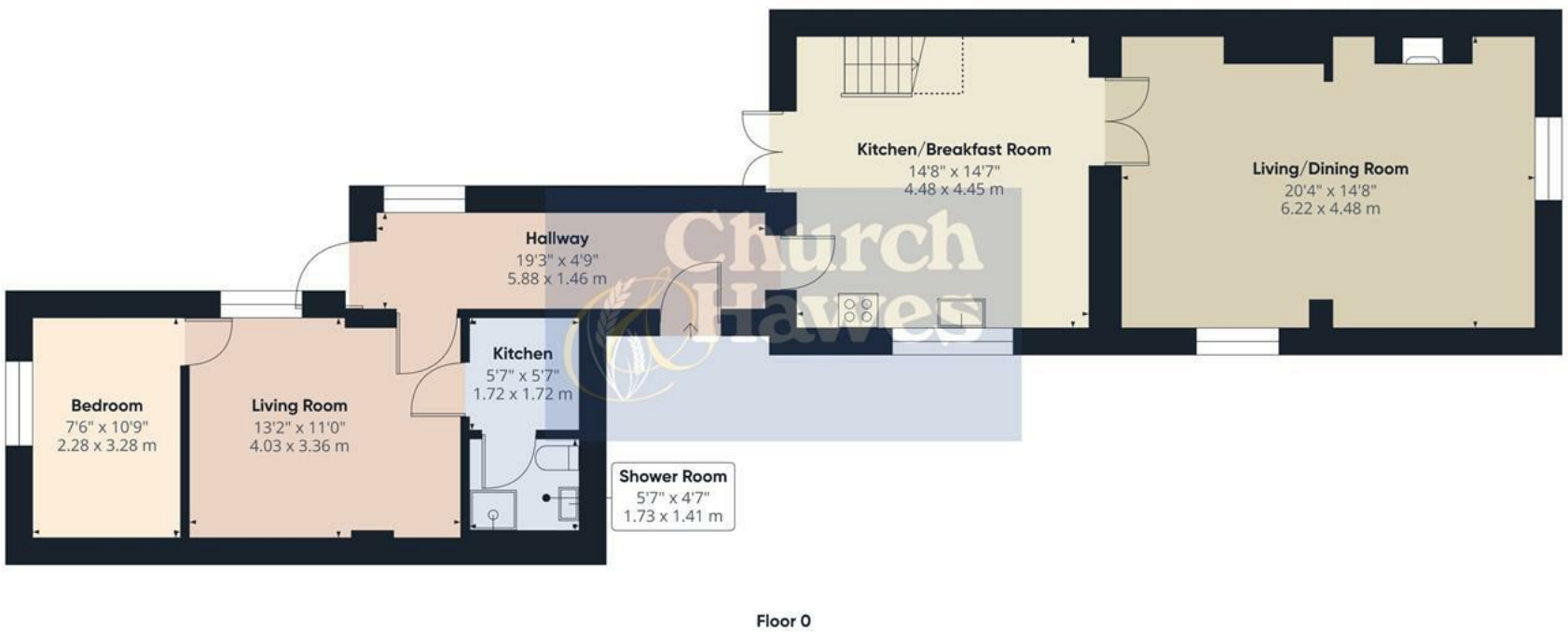
Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

LOCATED WITHIN THE PICTURESQUE VILLAGE OF VIRLEY is this substantial semi-detached house on Colchester Road. With stunning views over the lush Essex farmland.
The house boasts two inviting reception rooms (one in the Annexe and one in the Main House), providing ample space for relaxation and entertaining. The Living/Dining Room is particularly spacious, allowing for family gatherings or quiet evenings in. The property features Two/Three well-appointed bedrooms in the Main House, with an additional bedroom located in a ground floor annexe, making it ideal for guests offering further potential (STC) for those looking to run a business from home.
The First Floor is complemented by a generous Bathroom, with an additional shower room on the Ground Floor within the annexe, ensuring convenience for all residents. The layout of the home is thoughtfully designed to maximise functionality.
Outside, the property benefits from ample parking, a valuable asset in this serene rural setting. The surrounding area is perfect for leisurely walks and enjoying the natural beauty of the countryside, making it an ideal location for nature lovers.
This semi-detached house presents a wonderful opportunity for those looking to embrace a rural lifestyle without sacrificing modern comforts. With its charming features and stunning views, this property is sure to capture the hearts of prospective buyers.



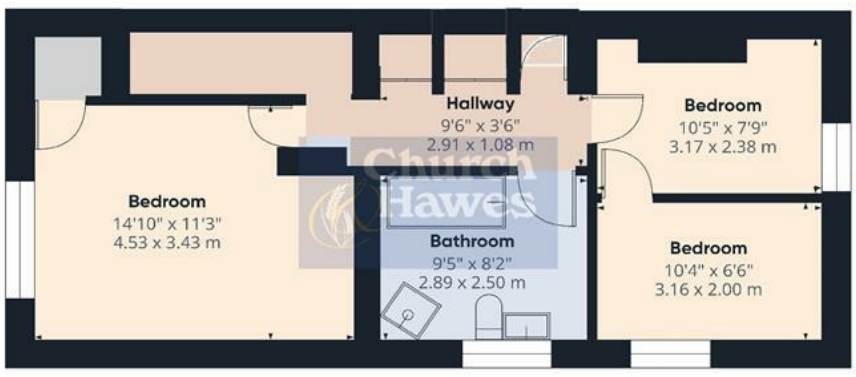






Approximate total area(1)
1310 ft²
121.7 m²

Reduced headroom
13 ft²
1.2 m²



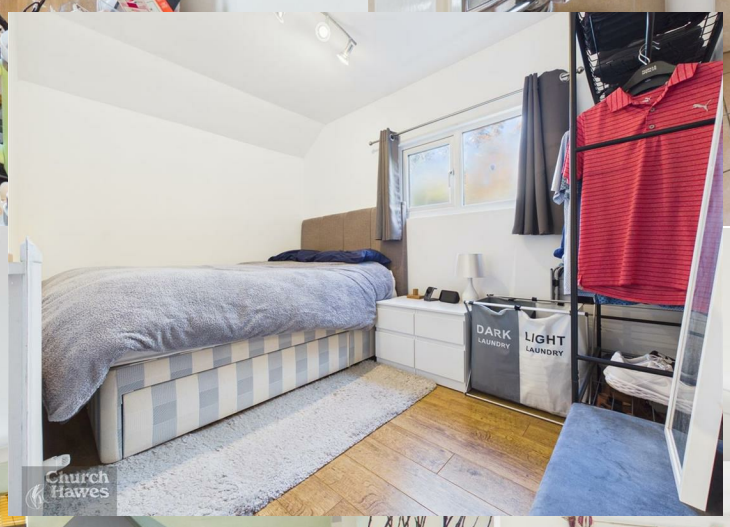
(1) Excluding balconies and terraces

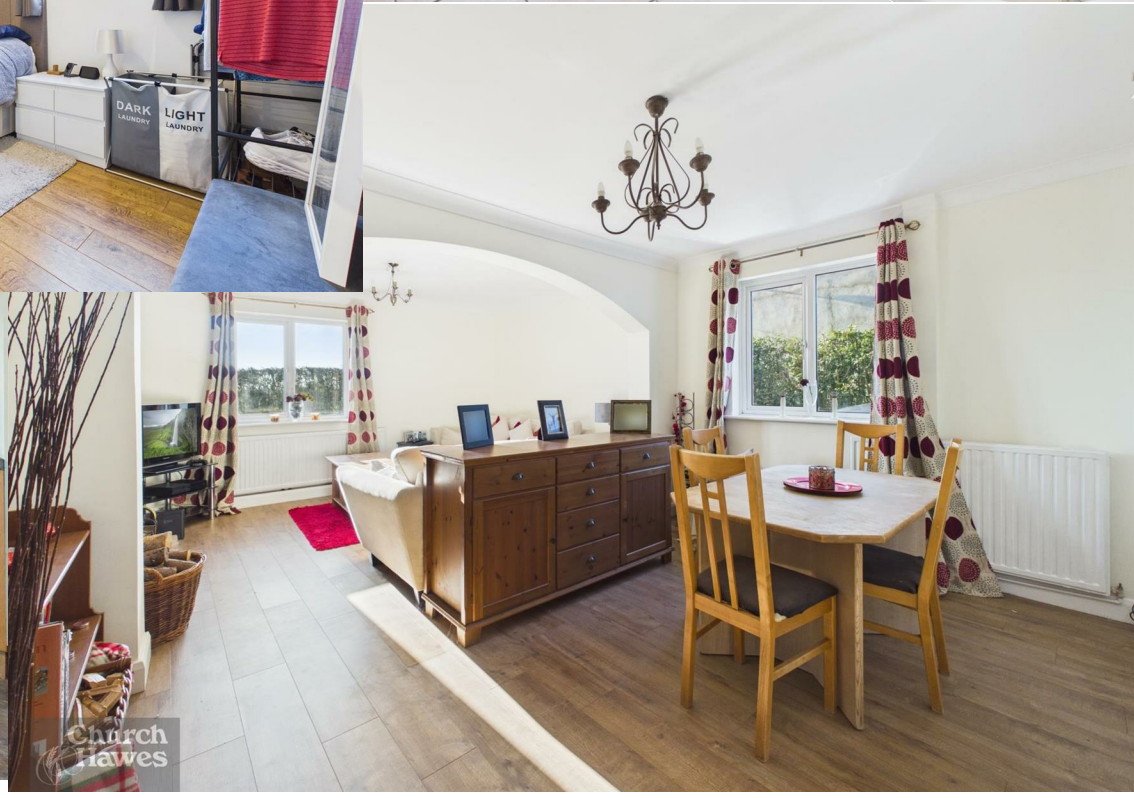
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Bedroom 14'10 x 11'3 (4.52m x 3.43m)
Double glazed window to rear enjoying farmland views, radiator, full length storage cupboard, coved to ceiling.

Bedroom 10'5 x 7'9 (3.18m x 2.36m)
Double glazed window to front enjoying farmland views, coved to ceiling.

Bedroom 10'4 x 6'6 (3.15m x 1.98m)
Double glazed window to side, radiator, coved to ceiling.

Bathroom 9'5 x 8'2 (2.87m x 2.49m)
Obscure double glazed window to side, heated towel rail, suite comprising panelled bath with central mixer tap, corner shower unit, low level w.c., pedestal wash hand basin with mixer tap, tiled to walls and floor.

Landing
Range of storage cupboards, access to loft, coved to ceiling, stairs down to:

Kitchen/Breakfast Room 14'8 x 14'7 (4.47m x 4.45m)
Double glazed window to side, double glazed double doors to rear, range of matching units, 1 1/2 bowl composite sink with mixer tap set into work surface, low level oven with four ring electric hob and extractor, tiled splash backs, space and plumbing for washing machine, tiled floor, coved to ceiling, door to Hallway and:

Living/Dining Room 20'4 x 14'8 (6.20m x 4.47m)
Double glazed window to front and side, two radiators, feature fireplace, coved to ceiling, wood effect flooring.

Hallway
Entrance door to side, double glazed door to rear, double glazed window to side, radiator, wood effect flooring door to:

Annexe Living Room 13'2 x 11'10 (4.01m x 3.61m)
Double glazed window to side, radiator, doors to Annexe Bedroom and:

Annexe Kitchen 5'7 x 5'7 (1.70m x 1.70m)
Range of units, space for under counter appliances, tiled floor, door to:

Annexe Shower Room 5'7 x 4'7 (1.70m x 1.40m)
Velux window to ceiling, corner shower unit, low level w.c. with mixer tap, aqua board to walls, tiled floor.

Annexe Bedroom 10'9 x 7'6 (3.28m x 2.29m)
Double glazed window to rear, radiator, wood effect flooring.

Rear Garden measuring approx 250' (measuring approx 76.20m)
Commences with paved seating area, oil tank to side, two timber sheds, remainder laid to lawn opening onto fileds to the rear (the owner informs us these fields are owne by the church and currently rented to a local turfing company).

Agents Note, Money Laundering & Referrals
We undestand the property does not benefit from mains drainage. The owner has not upgraded this and does not intend to do so. Potentaial buyers should consult their lender and/or solicitor prior to committing to purchase.

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.











