

Cold Norton Road, Latchingdon , Essex CM3 6HP

Price £1,000,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Nestled on the outskirts in charming village of Latchingdon, this impressive executive four-bedroom detached house offers a wonderful blend of space, comfort, and modern living. Spanning an expansive 2,590 square feet (please refer to floorplan for layout), the property is SET ON A GENEROUS PLOT OF APPROX HALF AN ACRE, providing ample outdoor space for relaxation and recreation. Upon entering, you are greeted by a welcoming reception hallway that flows seamlessly throughout the home. The stunning open plan kitchen, dining/family room serves as the heart of the house, ideal for entertaining guests with bi-fold doors to the rear garden. The property further boasts three reception rooms, providing versatility for various uses along with utility room & two ground floor cloakroom/w.c's. En-Suite facilities serve the two principal bedrooms plus a dressing room converted from the fourth bedroom to the master. The ample driveway parking is an added benefit, allowing for plenty of space for vehicles along with a DETACHED DOUBLE GARAGE.
This delightful property on Cold Norton Road is not just a house; it is a wonderful family home that combines modern living with village life.
Energy Efficiency Rating C. Council Tax Band F.







**Bedroom 1 17'9 x 14'9 (5.41m x 4.50m)**
Double glazed window to rear, radiator, doors to En-Suite & Dressing Room

**En-Suite**
Obscure double glazed window to rear, ladder towel radiator, shaver point, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, inset lighting, tiled floor.

**Dressing Room/Bedroom 4 14'1 x 12'2 (4.29m x 3.71m)**
Converted from Bedroom 4. Double glazed window to front, range of fitted wardrobes.

**Bedroom 2 13'4 x 13' (4.06m x 3.96m)**
Double glazed window to rear, radiator, door to:

**En-Suite**
Low level w.c, wash hand basin with mixer tap, tiled floor. shaver point. towel radiator, tiled shower cubicle with wall mounted shower unit.

**Bedroom 3 14'1 x 13'5 (4.29m x 4.09m)**
Double glazed window to front, radiator.

**Bathroom**
Obscure double glazed window to side, towel radiator, tiled floor, shaver point, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled shower cubicle with wall mounted shower unit, tiled to walls.

**Landing**
Double glazed window to front, radiator, access to loft space, inset lighting to ceiling, two built in storage cupboards, stairs leading down to:

**Entrance Hallway**
Entrance door, tiled floor, inset lighting to ceiling.

**Cloakroom/W.C**
Low level w.c, wash hand basin, extractor fan, tiled to walls, tiled floor.

**Study 13'5 x 11'3 (4.09m x 3.43m)**
Double glazed window to front.

**Dining Room 14' x 12'3 (4.27m x 3.73m)**
Double glazed window to front.

**Kitchen/Dining/Family Room 30'3 x 13' (9.22m x 3.96m)**
Double glazed window to rear, bi-fold doors to garden, tiled floor, space for American style fridge/freezer, butler style sink unit set into worksurfaces built in Miele oven, built in Indesit dishwasher, built in Miele induction hob, range of fitted base and wall mounted units, through to:

**Utility Room 10' x 9' (3.05m x 2.74m)**
Double glazed window to front, door to rear leading to garden, sink unit with mixer tap, space for washing machine & space for tumble dryer, cupboard housing boiler & hot water cylinder, inset lighting to ceiling.

**Cloakroom/W.C**
Obscure double glazed window to side, towel radiator, low level w.c, wash hand basin with mixer tap, tiled to walls, tiled floor.

**Living Room 20'10 x 13'7 (6.35m x 4.14m)**
Double glazed window to rear, two double glazed windows to side, fireplace with log burner.

**Rear Garden approx 158' depth x 83' width (approx 48.16m depth x 25.30m width)**
Commencing with a patio area, outside tap, external power point, mainly laid to lawn, access to front both sides via gate, shed & greenhouse.

**Frontage approx 85' depth (approx 25.91m depth)**
Driveway providing ample off road parking for numerous cars, concealed oil tank.

**Double Garage 23'2 x 19'10 (7.06m x 6.05m)**
Electric door, power and light connected, personal side access door.

**Agents Note, Money Laundering & Referrals**
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.

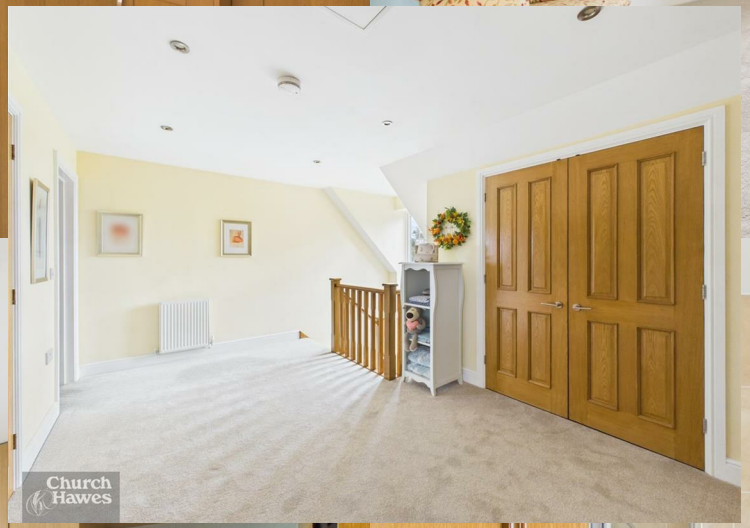
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.


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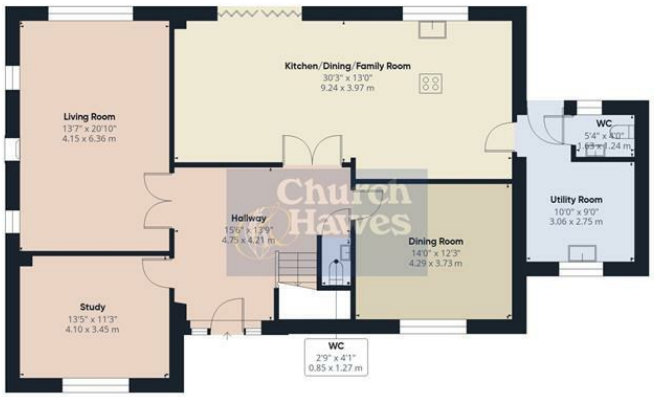

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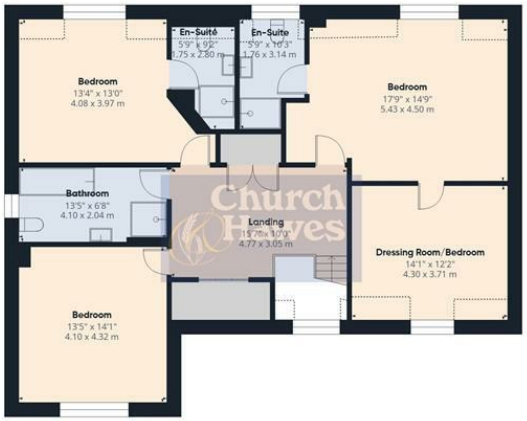



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**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

3053 ft²

283.5 m²

**Reduced headroom**

62 ft²

5.7 m²

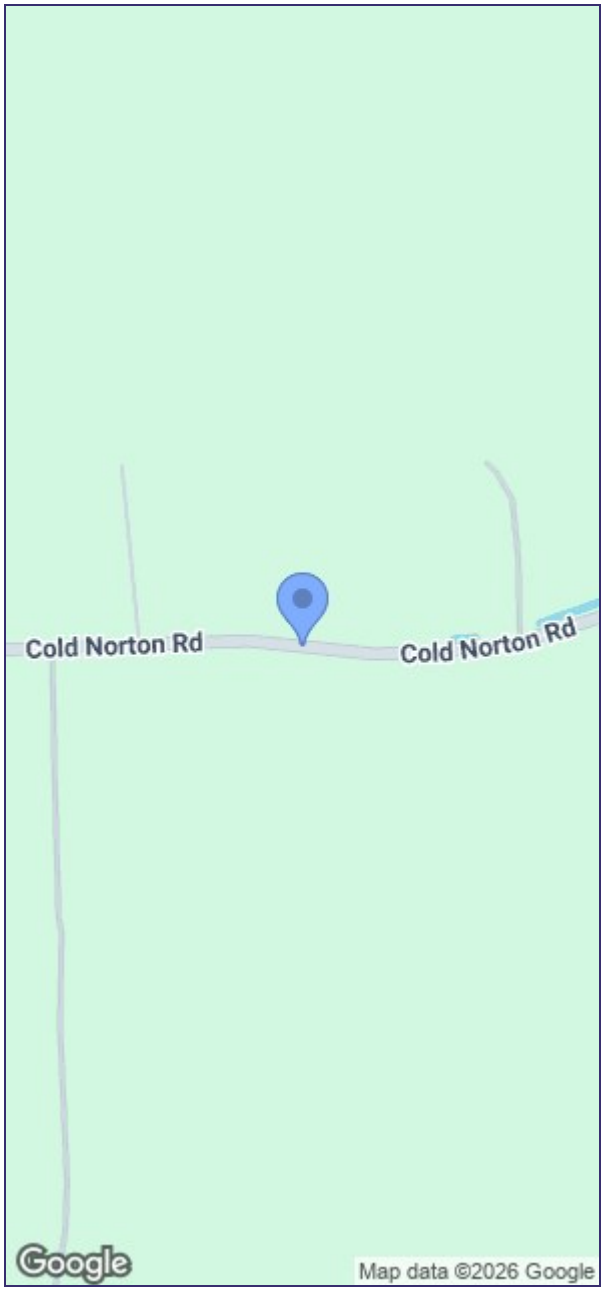
(1) Excluding balconies and terraces

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.

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