

Paul Mason Associates



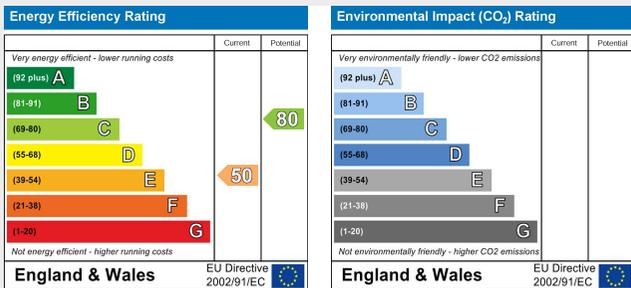
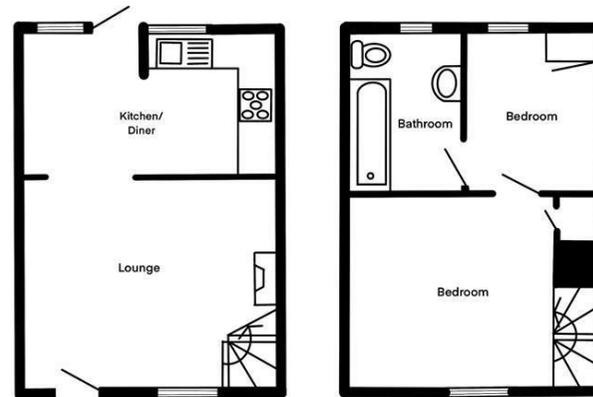
Burnham Road, Althorne, Essex, CM3 6BU

Offers in excess of £250,000

- Character Property
- Two Bedroom Cottage
- Fitted Kitchen
- Two Reception Rooms
- Gas Central Heating
- Village Location
- Backing onto Farmland
- Secluded Rear Garden
- Exposed Beams and Studwork
- EPC - E

**** COUNTRYSIDE VIEWS **** This charming one/two bedroom cottage is located in the sought after village of Althorne. Althorne is situated in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemarsh Marina which is situated on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities.

The accommodation includes a master bedroom and a further bedroom alongside a fitted family bathroom to the first floor. On the ground floor there is a lounge, breakfast room and a fitted kitchen. The property boasts character throughout with exposed beams and studwork and feature brick fireplace located in the lounge. Externally the property is set back from the road with a whimsical, secluded rear garden which backs onto open farmland. To appreciate fully the size and presentation of this property an internal viewing is recommended.



Distances

Althorne Railway Station (1.2 miles)
Latchingdon Primary School (2.4 miles)
Maldon Town Centre (8.2 miles)
Chelmsford City Centre (19.9 miles)
London Stansted Airport (36.5 miles)

(all distances are approximate)

ACCOMMODATION

GROUND FLOOR

Lounge

4.0m x 3.5m (13'1" x 11'5")
Wooden entrance door to front.
Sliding sash window to front.
Feature exposed brick fireplace with inset wood burner. Exposed beams. Exposed timber floors.
T.V point. Stairs to first floor.
Radiator. Opening to:

Dining Area

2.5m x 2.2m (8'2" x 7'2")
Wooden door leading to rear garden. Sash window to Rear.
Exposed beams. Tiled under floor heating. Radiator. Opening to:

Kitchen

2.4m x 2.1m (7'10" x 6'10")
Sash window to Rear. Wooden units fitted to eye and base level with solid oak work surfaces.
Inset Butler sink. Electric range style oven (to remain)
Integrated washing machine.
Space for fridge freezer.
Exposed beams. Tiled under floor heating. Radiator.

First Floor

Master Bedroom

4.3m x 3.3m (14'1" x 10'9")
Sash window to front. Vaulted ceiling. Brick work and beams.
Exposed timber floors. Storage cupboard. Opening to:

Bedroom Two

2.5m x 2.2m (8'2" x 7'2")
Wooden window to rear with countryside views. Exposed beams. Exposed timber floors.
Radiator. Opening to:

Family Bathroom

Wooden window to rear. Three piece white suite comprising panelled bath with mixer taps. low level WC. Pedestal wash hand basin. Part tiled walls.
Exposed beams. Wooden flooring. Radiator.

EXTERIOR

Rear Garden

Mature rear garden commencing with a paved patio seating area, leading to remainder which is laid to lawn. Various flowers and shrubs.
Outside lighting. Pedestrian rear access.

Front Garden

Paved path leading to entrance door. Various flowers and shrubs.

Services

Gas- Mains
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Gas Central Heating
Local Authority - Maldon District Council

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not

carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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