

Carlyon Cottage Main Road, Woodham Ferrers , Essex CM3 8RJ  
Guide price £625,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £625,000 - £650,000... A beautifully presented detached cottage with origins dating back to 1890, nestled in a non estate village setting with far reaching undulating countryside views to the front. This attractive home has undergone considerable improvement works in recent years to include a double storey and single storey extension, completely transforming this property into a sizable family home. Features include three large bedrooms (we understand the vendor being a builder, could convert the property to four bedrooms with internal layout alterations if desired), notably the master suite which is 18'2 x 15'8 (max) with a large en-suite shower room. There is also a four piece family bathroom on the first floor serving the other two bedrooms and cloakroom to the ground floor. The property features a stunning open plan kitchen/dining room with high quality fitted appliances, solid quartz worktops and underfloor heating. This leads through to a cosy family room/snug area which was the original lounge with wonderful views through to countryside via sash style windows. There is a utility room off the hallway with ample space for white goods and there is an impressive lounge to the front with fireplace housing a wood burner, perfect for cold winter nights! Externally there is ample off road parking and to the rear a re-landscaped garden, ideal for entertaining guests. EPC rating F.

## FIRST FLOOR

### Landing

Stairs to ground floor. Radiator.

### Bedroom One 18'2 x 15'8 (5.54m x 4.78m)

L shaped room. Sash window to front and side. Fitted wardrobes to two walls. Door to:-

### Ensuite Shower Room 9'10 x 6' (3.00m x 1.83m)

Underfloor heating. Obscure glazed sash window to side and rear. Towel radiator. Three piece suite comprising close coupled W.C. large shower cubicle with 'Aqualisa' shower. His & hers sink units with storage below. Fully tiled to walls and floor.

### Bedroom Two 12'10 x 9'9 (3.91m x 2.97m)

Sash window to front with far reaching views. Radiator. Feature fireplace. Fitted storage cupboard.

### Bedroom Three 12'10 x 9'8 (3.91m x 2.95m)

Sash window to front. Radiator.

### Bathroom

Obscure sash window to side. Towel radiator. Close coupled W.C. Bath with waterfall tap and shower attachment. Walk in shower with 'Aqualisa' controls.

## GROUND FLOOR

### Hallway

Oak front door. Stairs to first floor. Radiator. Telephone point. Understairs storage.

### Cloakroom

Obscure sash window to side. Radiator. Close coupled W.C Wash hand basin set into vanity unit with storage below.

### Lounge 16'10 x 13'7 (5.13m x 4.14m)

Two sash windows to front. Two radiators. French doors to garden. Fireplace with inset 'Stovax' wood burner.

### Utility Room 10'1 x 9'9 (3.07m x 2.97m)

Stable door to side. Window to rear. Consumer unit. Space and plumbing for washing machine and tumble dryer. Space for additional white goods. Cupboard housing electric central heating boiler and hot water cylinder. Further storage cupboard. Tiled floor.

### Kitchen/Dining Room 16'8 x 14'10 (5.08m x 4.52m)

Two sash windows to side. French doors to garden. Tiled floor. Range of base and eye level units with solid quartz worktops. Inset five ring 'Neff' induction hob. Twin electric 'Siemens' ovens below. Integral 'Neff' dishwasher. Integral full height fridge and freezer. Pull out recycling storage, large pan drawers and various other cupboards. Tiled floor with underfloor heating. Open to:-

### Family Room/Snug 12'11 x 9'7 (3.94m x 2.92m)

Sash window to front. Tiled floor. Fireplace (potential for wood burner to be fitted). Radiator.

## EXTERIOR

### Rear Garden

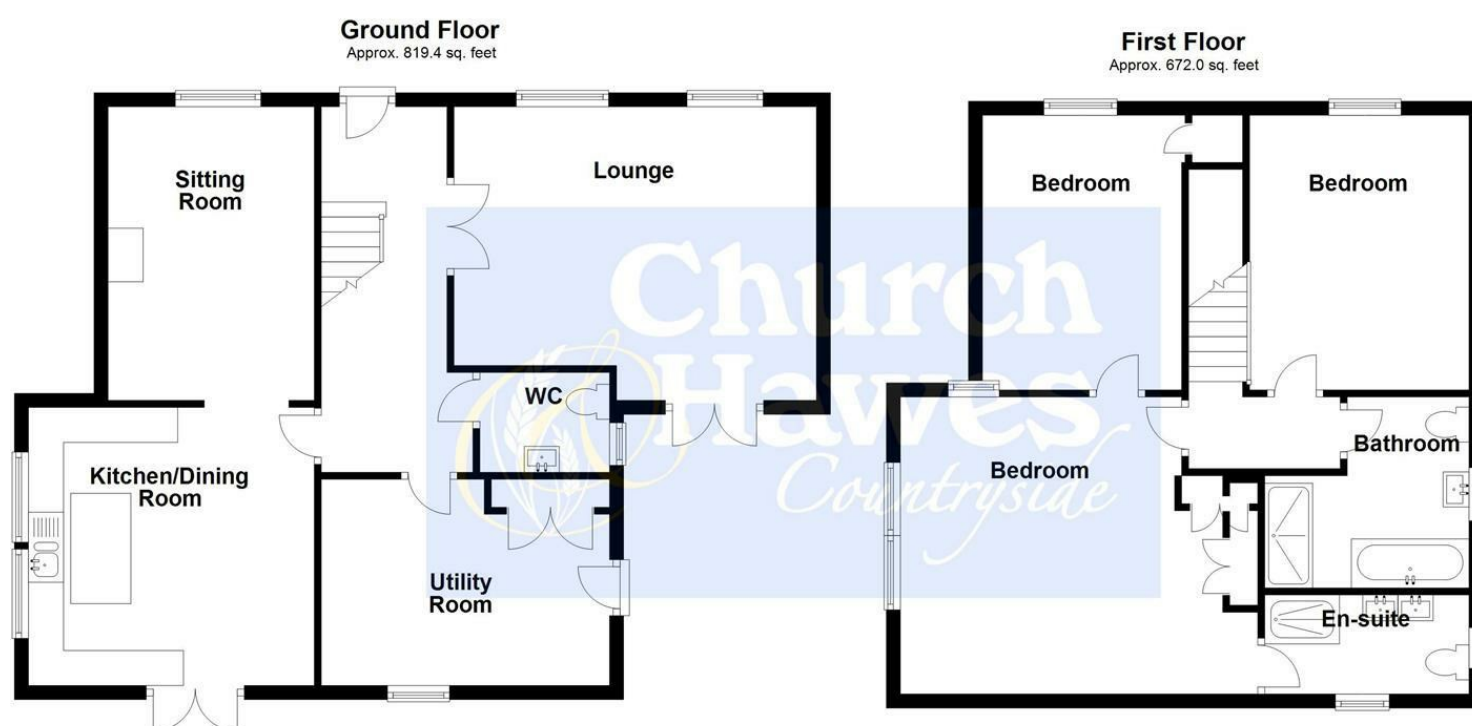
Landscaped garden with paved patio leading to elevated seating area. Various shrubs and plants. Remainder laid to lawn with fenced borders\* See agents note.

### Front

Shingle driveway offering ample off road parking. Side access gate to rear garden. White picket fence border.

### Agents Note 2

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Total area: approx. 1491.5 sq. feet

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