



Hall Road, Asheldham , Essex CM0 7EA
Guide price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £425,000 TO £450,000 Charming Extended Cottage in the Heart of Asheldham..... Nestled in the sought-after rural village of Asheldham, just a five-minute drive from Southminster with its shops, restaurants, school, and railway station with direct links to London Liverpool Street, is this beautifully extended four-bedroom cottage offering the perfect blend of countryside charm and modern convenience and is perfect for families or anyone seeking a peaceful village lifestyle with excellent connections. Inside, the home exudes character and warmth, boasting features such as exposed oak beams, a solid oak staircase, and an enclosed log burner that adds a cosy touch to the spacious living areas. The spacious accommodation commences on the ground floor and includes a welcoming entrance porch and hallway, versatile study/playroom, cloakroom, comfortable lounge and additional reception room and a stylish country-style kitchen/dining room, perfect for family meals and entertaining. Upstairs, a generous landing leads to four double bedrooms, including a stunning master bedroom with en-suite, and a well-appointed three-piece family bathroom. Outside, the large rear garden provides plenty of space to enjoy the outdoors. It features a paved patio seating area, mature trees and shrubs, and a spacious outbuilding with power and light ideal as a workshop, studio, or garden retreat. A private driveway to the side offers parking for two to three vehicles. Viewings are highly recommended to truly appreciate the size, charm, and superb condition of this delightful village home. This is a truly unique and deceptively spacious home that would suit growing families, remote working professionals, or anyone looking for character and space in a peaceful rural setting. Energy Rating E.



INTERNAL ACCOMMODATION:

The property is well presented throughout and boasts a wealth of character features, including exposed oak beams, a solid oak staircase, and an enclosed log-burning stove—creating a warm and inviting atmosphere.

GROUND FLOOR:

Entrance Porch & Hallway: Welcoming entry point with access to the main ground floor spaces.

Study/Playroom: Versatile front-facing room, ideal for home working, children's play area, or additional sitting room.

Cloakroom: Modern two-piece suite for guests.

Main Lounge: Spacious yet cozy, featuring the enclosed log burner—ideal for relaxing evenings.

Second Reception Room: Offers flexible use as a formal dining room, snug, or family area.

Kitchen/Dining Room: A real heart of the home—this well-appointed country-style kitchen features ample worktop space, traditional cabinetry, integrated appliances, and space for a large family dining table. The room enjoys garden views and is perfect for entertaining.

FIRST FLOOR:

Landing: Light-filled central space providing access to all bedrooms.

Bedroom One: Generously sized principal bedroom with fitted en-suite shower room.

Bedrooms Two, Three & Four: All are well-proportioned double rooms, ideal for family members or guests.

Family Bathroom: Fully tiled three-piece suite comprising panelled bath with shower over, WC, and wash basin.

EXTERNAL FEATURES:

Rear Garden: Exceptionally large and private, the garden features a paved patio seating area, ideal for alfresco

dining and summer gatherings. The remainder is mainly laid to lawn, bordered by a variety of mature trees and shrubs, offering peace and privacy.

Outbuilding: Substantial detached outbuilding with power and lighting, ideal for a home office, gym, workshop, or potential conversion (STPP).

Driveway: Located to the side of the property, providing off-road parking for 2–3 vehicles.

LOCATION HIGHLIGHTS:

Tranquil village setting with open countryside nearby.

Just 5 minutes to Southminster for amenities and rail station.

Direct rail access to London Liverpool Street.

Convenient access to the Essex coastline and Burnham-on-Crouch.

AGENTS COMMENTS:

This is a truly unique and deceptively spacious home that would suit growing families, remote working professionals, or anyone looking for character and space in a peaceful rural setting. Properties of this calibre and charm in Asheldham are rarely available. Contact us today to arrange a viewing – early interest is expected.

AGENTS COMMENTS:

Please note that the Vendor has obtained Planning Permission to build a detached dwelling in the adjacent garden (plot excluded from this sale)
We have also been informed that the property's private sewerage system does not comply with up-to-date regulations and will need to be replaced.

AGENTS NOTES:

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.

MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

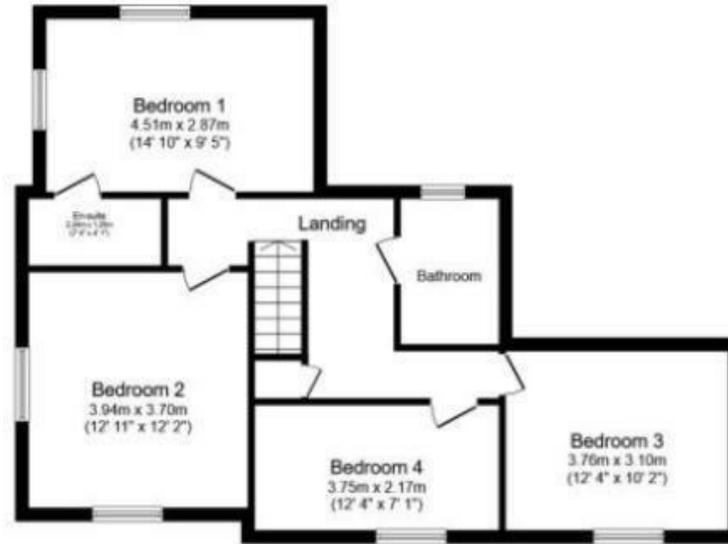
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.







Ground Floor



First Floor

Total floor area 141.9 m² (1,528 sq.ft.) approx

