



Castledon Road, Wickford

Offers Over £1,250,000

- Lounge 17'6 x 12'2
- Utility Room 6'6 x 5'10
- 4/5 Bedrooms
- Large Rear Garden
- Summerhouse/Gym 22' x 12'
- Feature Kitchen/Breakfast Room 24' x 10'8
- Living/Dining Room 22' x 14'
- Cloakroom, En-suite & Bathroom
- Studio/Home Office 11'6 x 9'6
- Garage & Extensive Driveway to Front

5 BEDS ON LARGE PLOT IN SOUGHT AFTER SEMI-RURAL LOCATION. 24' KITCHEN/BREAKFAST ROOM,. 22' LIVING/DINING ROOM. 17'6 LOUNGE. PLAY ROOM AND GROUND FLOOR BED 5. ELECTRIC GATED ENTRANCE WITH GARAGE, CABIN AND GYM. FARMLAND VIEWS. Situated in a sought after semi-rural location with farmland views yet within easy access of Mainline Station is this spacious 5 bedroom detached property offering spacious family accommodation including vaulted reception, 24' Kitchen/breakfast room, 22' Living/Dining Room with b-fold doors, 17'6 formal Lounge with wood burner, 12'4 Play room, ground floor Bedroom 5 with additional Cloakroom and Utility. The first floor offers Galleried landing a further 4 bedrooms, with En-Suite to Master and large family Bathroom. The property enjoys a large plot with woodland to rear and extensive driveway with electric gated entrance and outbuilding including Garage, 22' Gym and additional Studio/Home Office. The specification includes under floor heating to the ground floor and is presented to a high standard throughout. Pursuant to the Estate Agents Act 1979 the owner of the property is a relative of a partner of Quirks Wickford



Council Tax Band: G



CANOPY PORCH

Double glazed door to:

SPACIOUS VAULTED ENTRANCE HALL

Under stairs cupboard. Tiling to floor with under floor heating.

STUDY/PLAYROOM

12'4 x 9'

Double glazed window to front. Tiling to floor with underfloor heating. Built in double cupboard.

SPACIOUS CLOAKROOM

Suite comprising of low level WC and vanity wash hand basin. Under floor heating.

BEDROOM FIVE

12'2 x 12'

Double glazed window to front. Coved ceiling.

KITCHEN/BREAKFAST ROOM

24'; x 10'8

Extensive range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit. Mirrored splashback.

Space for Range style cooker with extractor fan, American fridge freezer. Built in coffee machine. Tiling to floor extending to:

LIVING/DINING ROOM

22' x 14'

Double glazed Bi-folding doors to rear garden. Double glazed door to side. Vaulted ceiling. Tiling to floor.

LOUNGE

17'6 x 12'2

Double glazed windows to rear and side. Fireplace with inset wood burner. Downlighters to coved ceiling. Air conditioning unit.

UTILITY ROOM

6'6 x 5'10

Double glazed door to side. Additional base and wall mounted units with space and provision for washing machine and tumble dryer. Updated Vaillant boiler. Extractor fan. Tiling to floor and surround.

GALLERIED LANDING

Double glazed window to front. Built in double cupboard.

BEDROOM ONE

14' x 13'10

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.

EN-SUITE

Double glazed Velux window to rear. Suite comprising of low level WC, wash hand basin and large frameless shower cubicle. Radiator/rail. Tiling to floor and surround.

BEDROOM TWO

12'2 x 11'8

Double glazed window to front with farmland views. Radiator. Coved ceiling.

BEDROOM THREE

12'2 x 9'2

Double glazed window to side. Two double glazed skylights to rear. Radiator. Coved ceiling.

BEDROOM FOUR

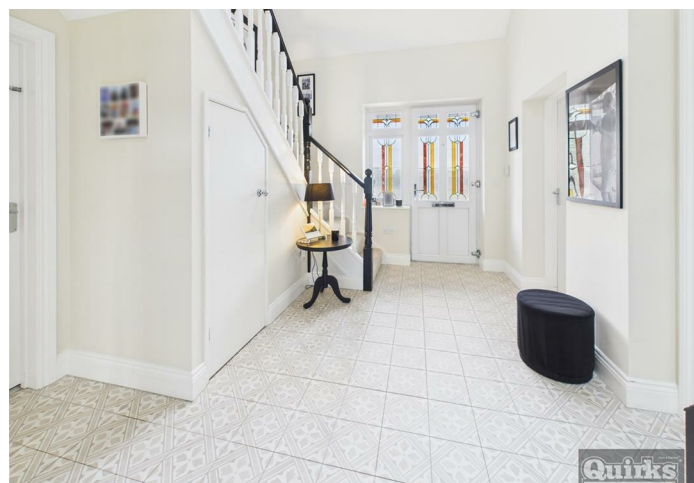
12'2 x 10'4

Double glazed window to front with farmland views. Radiator. Coved ceiling.

BATHROOM

8'6 x 6'8

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with



shower and screen. tiling to floor. Radiator/rail. Coved ceiling.

REAR GARDEN

400' x 70' plot

The property enjoys a plot approaching three quarters of an acre with electric gated access to front and retaining brick wall with and gates to both sides and large garden commencing with extensive block paved patio and retaining wall with established gardens. Hedges and fencing to boundaries. Established trees. Flower and shrub borders. Sheds and storage.

ADDITIONAL OUTBUILDINGS INCLUDE:

SUMMERHOUSE/GYM

22' x 12'

Windows to front and side. Laminate finish to floor. Radiator. Air conditioning unit/heater.

STUDIO/HOME OFFICE

11'6 x 9'6

Double glazed window to rear. Double glazed doors to side. Radiator. Shower room. Air conditioning unit.

GARAGE

Double doors to front. Power and light connected. Log store to rear.

EXTENSIVE DRIVEWAY

The property benefits from extensive driveway to front with retaining wall to front. Electric gated access.

DISCLAIMER

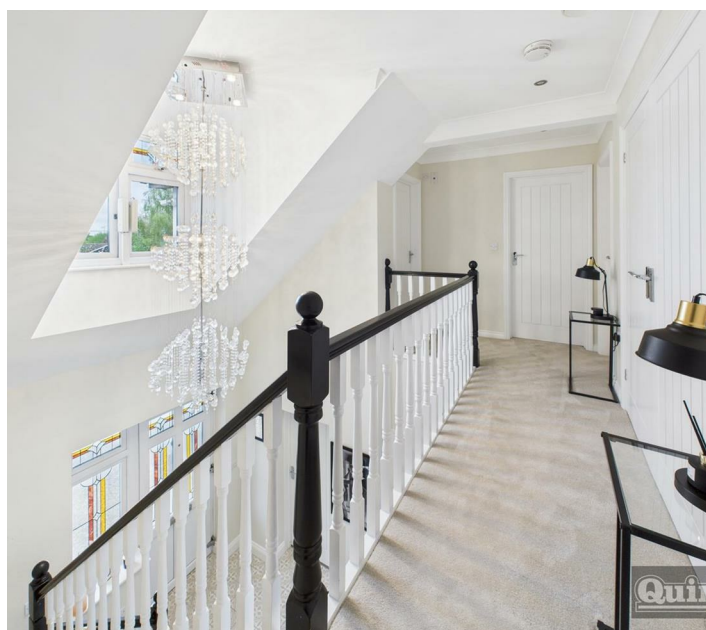
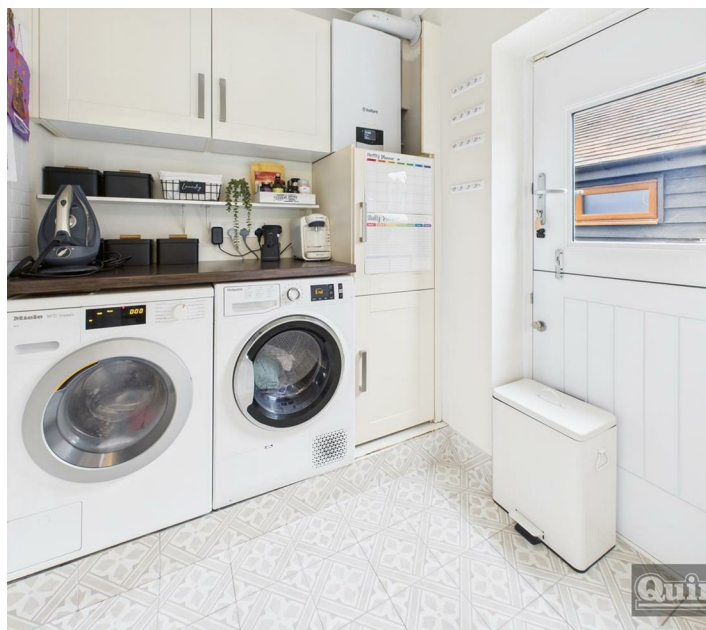
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

AGENTS NOTE

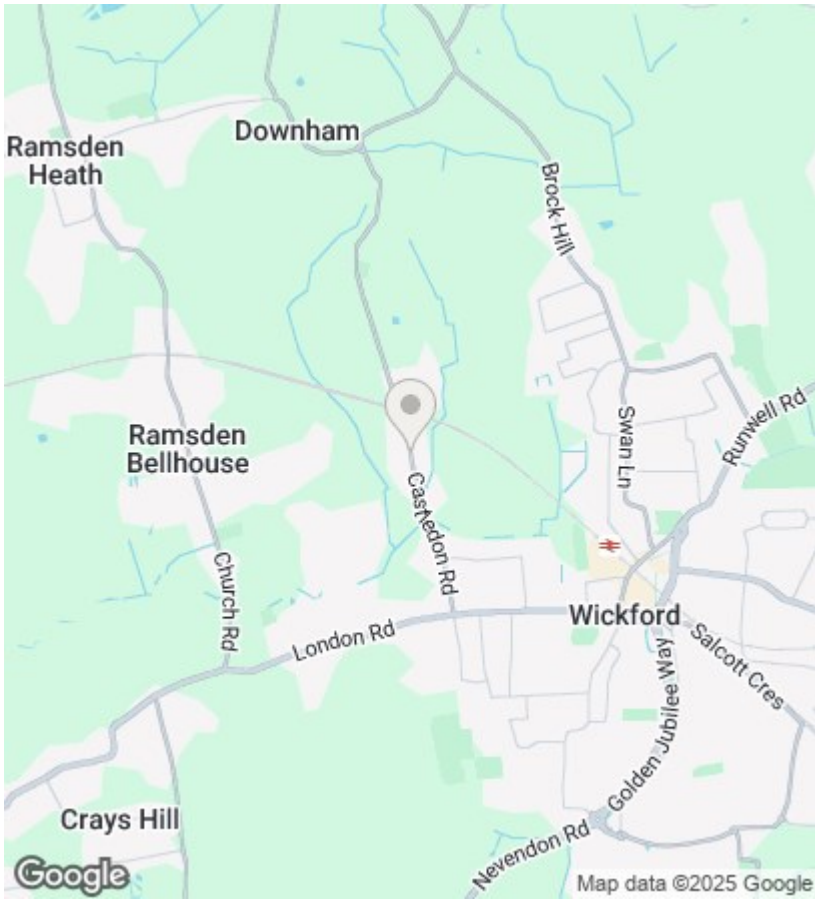
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Air conditioning to first floor bedrooms and Living/Dining Room

New boiler fitted in 2024







EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 