

Castledon Road, Wickford

Guide Price £1,250,000

- Lounge 21'4 x 15'2
- Kitchen/Breakfast Room 17'8 x 13'10
- 4/5 Bedrooms
- 2 Double Garages
- Stable Block & Dual Gated Entrance
- Conservatory 23' x 13'2
- Dining Room 14'8 x 11'10
- Self Contained Annex/Games Room
- 2 Acre Plot (STLS) with carp lake
- GUIDE PRICE £1,250,000 - £1,300,000

GUIDE PRICE £1,250,000 to £1,300,000 -- LARGE DETACHED RESIDENCE IN SOUGHT AFTER LOCATION WITH ACREAGE, SELF CONTAINED DETACHED ANNEX, DOUBLE GARAGE AND FISHING LAKE. 21'4 LOUNGE, 23' CONSERVATORY, 17'8 KITCHEN, 14'8 DINING ROOM AND STUDY. ATTRACTIVE GARDENS, STABLE BLOCK, AND DUAL GATED ACCESS.



Council Tax Band: H



Situated in a semi-rural location in one of Wickford's most sought after areas yet within half a mile of mainline station is this spacious 4/5 bedroom detached property situated on a plot of approximately 2 acres. The property provides generous accommodation including Lounge, Dining Room, spacious Kitchen/Breakfast Room, 23' Conservatory, Study and Utility with the additional benefit of large detached self contained annex and attached double garage. The property is hidden from the road by a mature conifer screen with dual gated entrance and the garden extend to include stable block, additional garaging and carp lake to rear. The property is offered with the additional benefit of NO ONWARD CHAIN.

Double glazed door to:

ENTRANCE PORCH

Radiator. Part glazed double doors and panelling to:

SPACIOUS ENTRANCE HALL

Radiator. Coved ceiling.

LOUNGE

21'4" x 15'2"

Double glazed half bay window to front. Inglenook fireplace with gas burner. Two radiators. Double glazed bi-folding doors to:

CONSERVATORY

23' x 13'2"

Brick base with double glazed windows to sides and rear. Tiling to floor. Double glazed bi-folding doors to garden.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Radiator. Tiling to floor and surround.

STUDY

9' x 8'

Double glazed window to front. Radiator. Coved ceiling.

DINING ROOM

14'8" x 11'10"

Double glazed window to rear. Radiator. Dado rail finish to wall. Coved ceiling.

KITCHEN/BREAKFAST ROOM

17'8" x 13'10"

Double glazed bay window to rear. Double glazed French doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Recess for range style cooker. Tiling to floor and surround.

UTILITY ROOM

8'2" x 8'2"

Double glazed window to front. Double glazed door to side. Additional base and wall mounted units with sink unit. Space and provision for washing machine and tumble dryer. Tiling to floor and surround.

FIRST FLOOR LANDING

Double glazed window to front. Access to loft with we understand is part boarded with ladder. Linen cupboard.

BEDROOM

14' x 11'6"

Double glazed window to rear. Radiator. Eaves cupboard and fitted wardrobe and drawers.

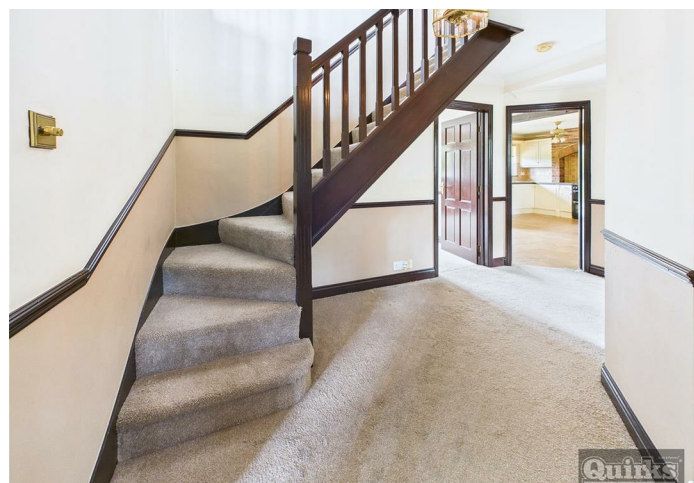
EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, his/hers vanity wash hand basins and shower cubicle. Extensive tiled surround. Radiator/rail.

BEDROOM/DRESSING ROOM

10' x 10'

Double glazed window to rear. Radiator. Range of fitted



wardrobes and drawers. Coved ceiling.

BEDROOM

11'8 x 10'10

Double glazed window to rear. Radiator. Range of fitted wardrobe cupboards and drawers.

BEDROOM

11'10 x 10'8

Double glazed window to front. Range of fitted cupboards and drawers. Cove ceiling. Radiator.

EN-SUITE CLOAKROOM

Double glazed Velux style window to side. Low level WC and wash hand basin. Eaves cupboard.

BATHROOM - 4 piece suite

Double glazed opaque window to front. Suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and walls. Chrome radiator/rail. Coved ceiling.

DOUBLE GARAGE/ANNEX

23'4 x 18'2

The property benefits from a detached annex with attached double garage. The garage benefits from roller doors to front with power and light connected (untested).

ANNEX LIVING/KITCHEN ROOM

17'4 x 13'6

Double glazed windows to front, side and rear. Radiator. Range of base units.

SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiled surround. Radiator. Coved ceiling.

FIRST FLOOR GAMES ROOM

31'8 x 16'6

Double glazed window to side. 3 double glazed Velux style windows to rear. 4 radiators. Eaves storage space.

REAR GARDEN & ACREAGE

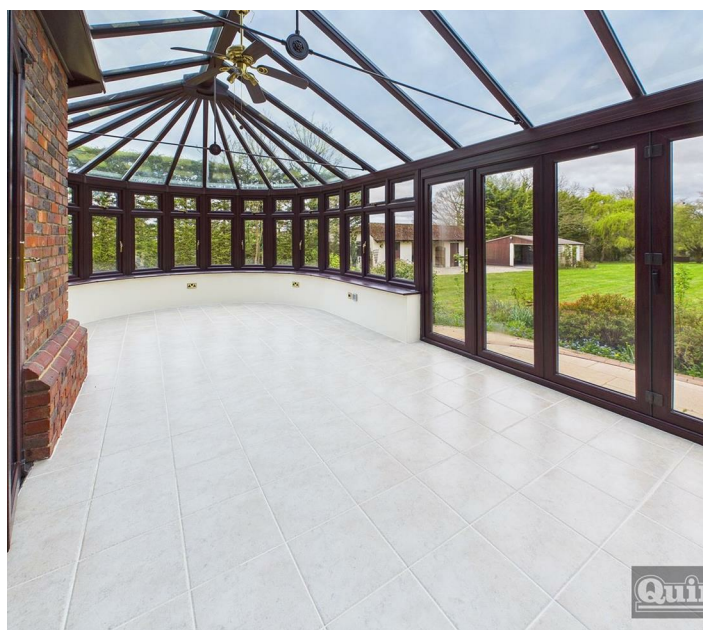
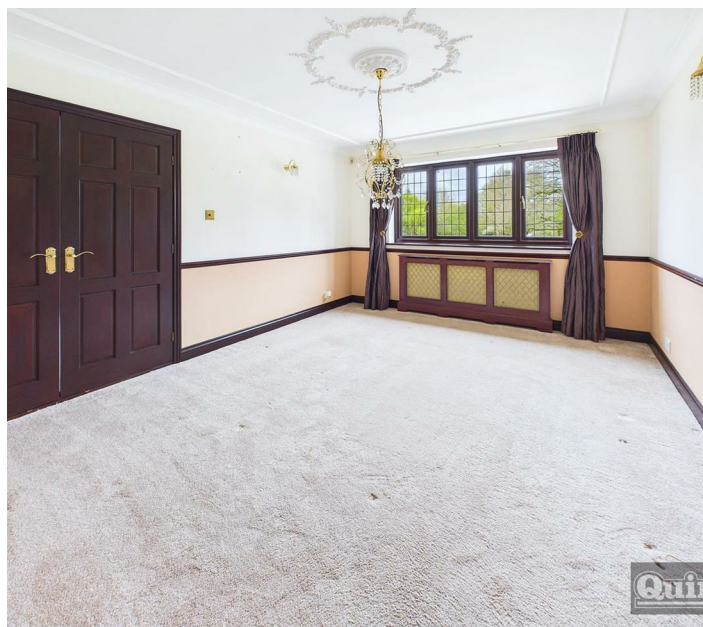
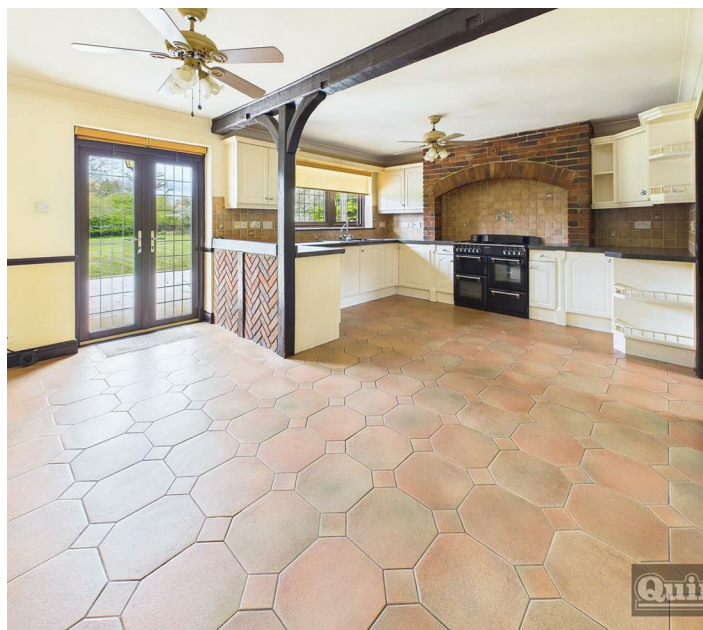
We understand the plot extends to approximately 2 acres (subject to land survey) commencing with patio to immediate rear with large formal lawn with flower and shrub borders. 2 sheds. Covered store and stable block. Large fish pond with established woodland and further garden beyond. The front garden is secluded by mature conifer screen.

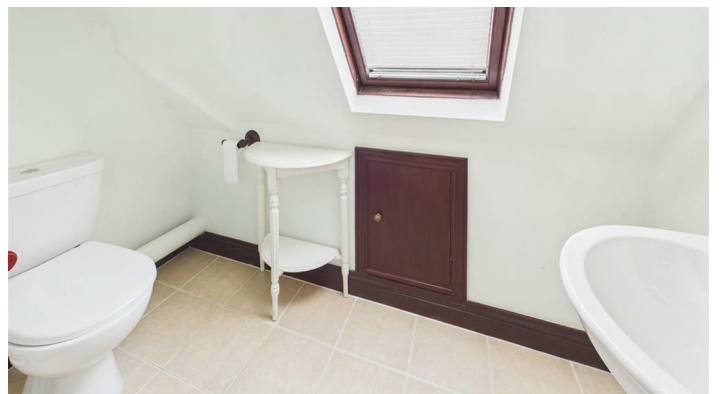
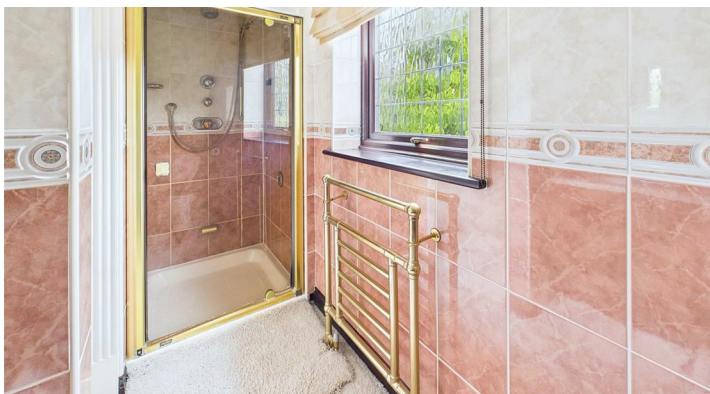
ADDITIONAL DOUBLE GARAGE

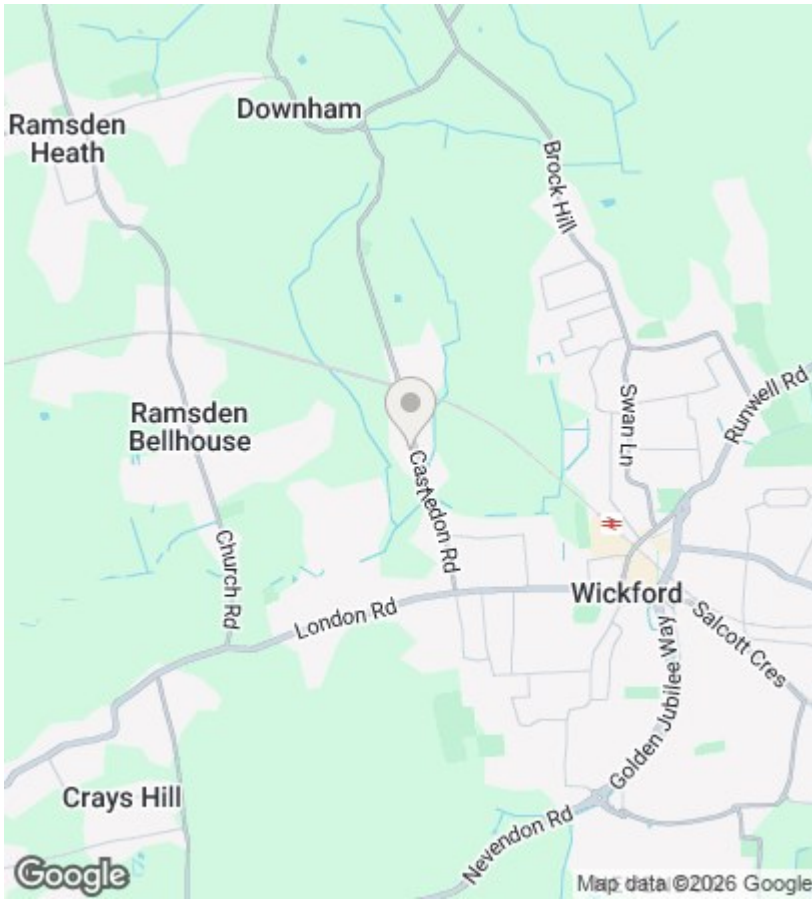
Additional double garage providing further storage.

IN OUT DRIVEWAY

The property benefits from in out dual gated driveway providing extensive off street parking. Automated gates providing secure access.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

