

Brock Hill, Runwell, Wickford

£1,250,000

- PLOT IN EXCESS OF 3 ACRES
- FAR REACHING FARMLAND VIEWS
- PADDOCK AND FIELD
- UTILITY ROOM
- COUNCIL TAX BAND G - CHELMSFORD
- DOUBLE GARAGE WITH WORKSHOP
- STABLE BLOCK AND TACK ROOM
- ELEVATED POSITION
- ENSUITE
- EPC - D

Sitting centrally on an elevated plot of over 3 ACRES is this DETACHED HOUSE with DOUBLE GARAGE as well as a CONSERVATORY, ENSUITE and UTILITY ROOM. The property is a great size and has some ENVIABLE VIEWS of surrounding countryside. The property has TWO STABLES and a TACK ROOM and with a FIELD so would suit someone with equestrian interests. Decor in areas may benefit from a refresh which would allow it's new owner the opportunity to personalise. Due to the size of the plot EXTENSIONS are a possibility (STPC). Viewing is advised to avoid disappointment.

5 3 3 D

Council Tax Band: G



ENTRANCE HALL

Stairs to first floor doors to accommodation

LOUNGE

23 x 16'8 and 9'11 x 8'3
Double glazed windows to front and French type doors to conservatory, step to dining area, lounge is an irregular shape

DINING AREA

11'10 x 9'10
Double glazed window to rear

CONSERVATORY

15'7 x 15'3
Brick base, double glazed, French doors to garden

KITCHEN

19'3 x 12
Double glazed window to rear, modern units to ground and eye level, wood effect work surfaces, inset sink with mixer taps, island units with space and plumbing for washing machine and other appliances, ceramic tiled floor covering, glass splash backs, fitted oven, hob and hood

CLOAKROOM

Double glazed window to rear, low flush wc and wash hand basin inset to vanity unit

UTILITY ROOM

10'3 x 10'2
Window to front and rear, units to ground and eye level with complimentary work surface, door to cloakroom, sink unit, tiled floor and walls

FIRST FLOOR LANDING

Access loft and doors to accommodation

BEDROOM ONE

15'5 x 9'11
Double glazed window to rear with far reaching countryside views, fitted wardrobes to one wall, door to Ensuite

ENSUITE

Double glazed window to rear, suite in white comprising shower cubicle, low flush wc, and wash hand basin inset to vanity unit, tiled walls, heated towel rail, wood effect floor covering

BEDROOM TWO

13'10 x 9'2
Double glazed window to rear with far reaching countryside views

BEDROOM THREE

13'7 x 10'1
Double glazed windows to front and flank

BEDROOM FOUR

10'2 x 8'3
Double glazed window to front, fitted wardrobes to one wall



BEDROOM FIVE

8'6 x 7'10

Double glazed window to front

FAMILY BATHROOM

Double glazed window to front, three piece suite in white comprising P shaped bath with shower and screen over, low flush wc, bidet, wash hand basin inset to vanity unit with lighting, tiled walls wood effect laminate floor covering

CAR PORT

Carport with personal door to double garage

DOUBLE GARAGE

19'4 x 17'1

Electric remote controlled up and over door, personal door to carport, power and light supplied

WORKSHOP

16'2 x 9'2

Double glazed window and power and light

STABLES AND TACK ROOM

Two timber stables with stable doors and one tack room

GROUNDS/GARDEN

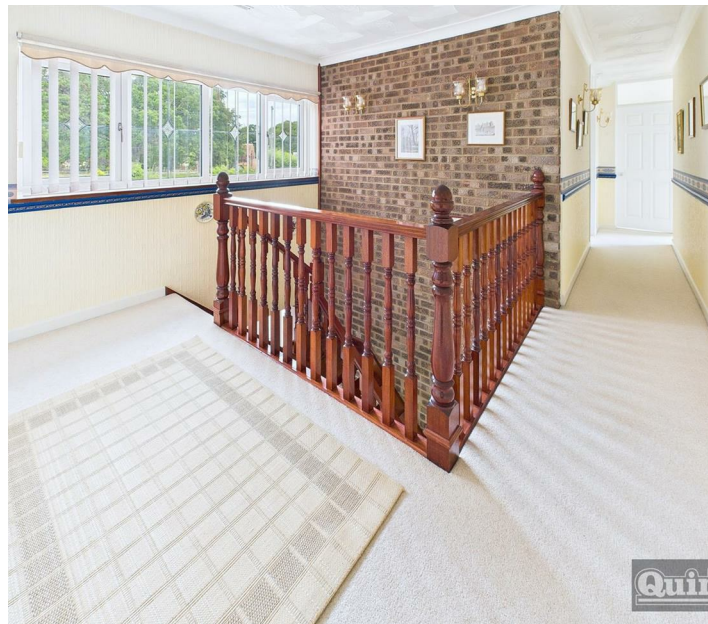
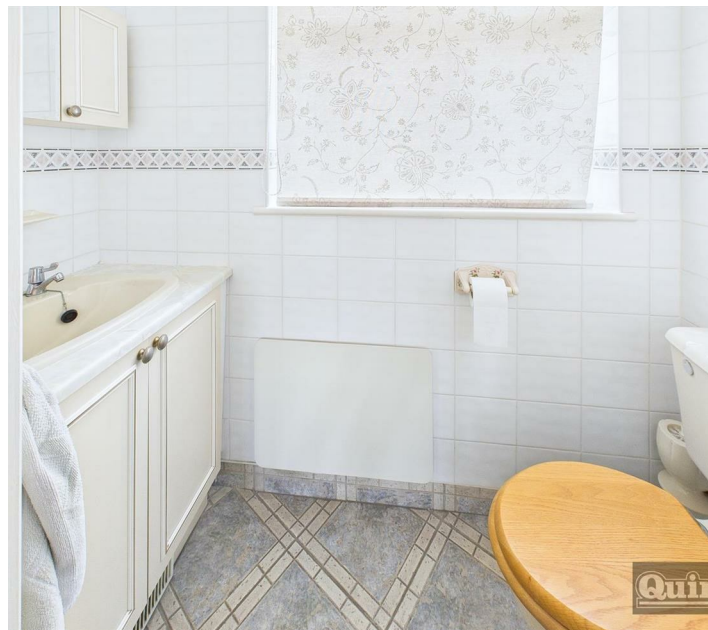
Extends to over three acres, field, formal lawn, summerhouse and stable block, also raised patio seating area with views over surrounding countryside, please see the drone video online, large independant driveway and block paved parking area for multiple vehicles

SUMMERHOUSE

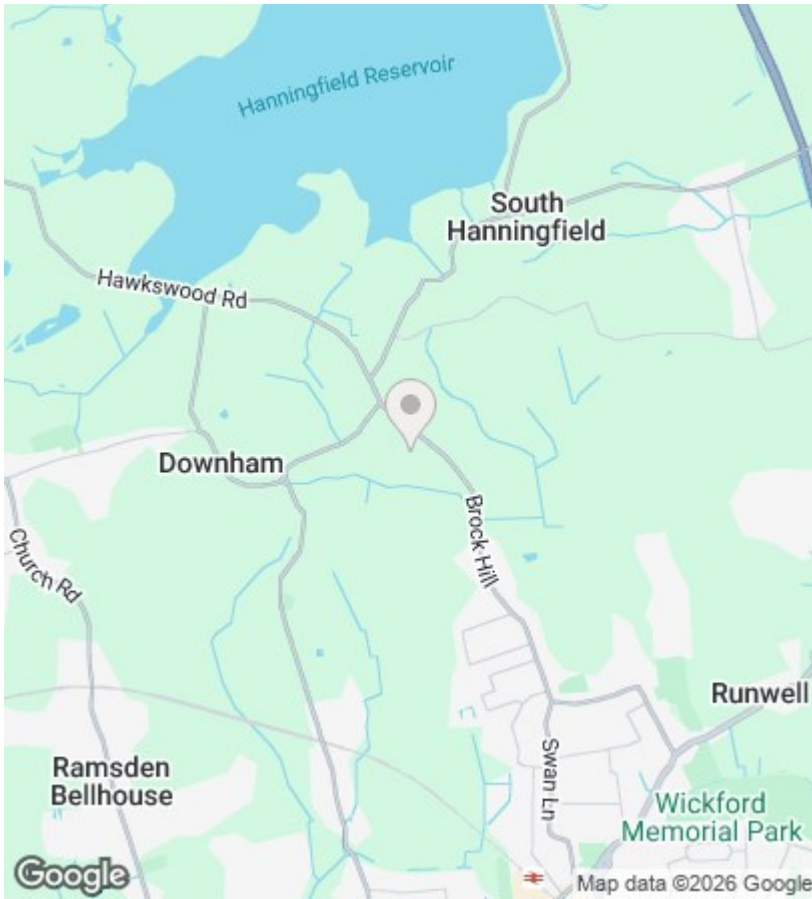
Timber summerhouse located on patio

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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.



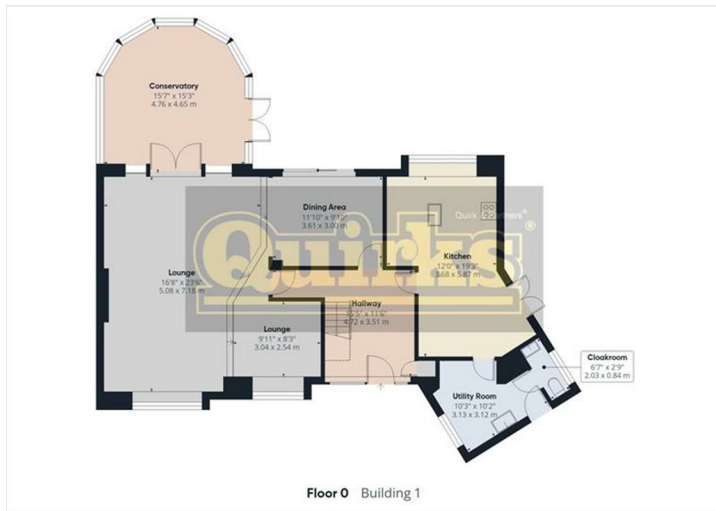




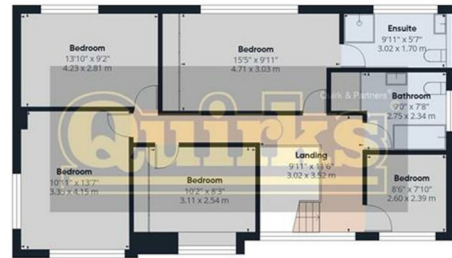
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



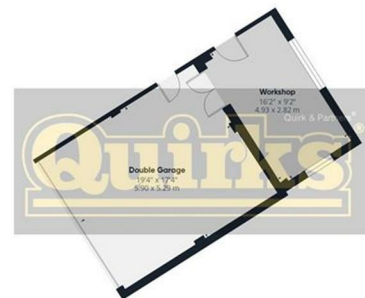
Floor 0 Building 1



Floor 1 Building 1



Building 2



Floor 0 Building 3