



Bulphan £695,000



ENTRANCE PORCH

Glazed door to:

RECEPTION HALL 12' 7" x 11' 1" (3.83m x 3.38m)

Double glazed leadlight bay window to side. Skirting radiator. Beams to walls and ceiling. Fitted carpet. Power points.

KITCHEN 10' 11" x 8' 5" (3.32m x 2.56m)

Borrowed light window. Inset lighting to ceiling. Tiled flooring. Range of base and eye level units with tiled work surfaces. Inset sink with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiling to walls. Open to:

SITTING ROOM 15' 5" x 15' 5" (4.70m x 4.70m)

Leadlight windows to side and rear with doors to garden. Two radiators. Mock beams to ceiling. Laminated flooring. Power points. Stable door to front walkway. Double doors to inner hall/bedroom two.

LOUNGE 20' 9" x 11' 0" (6.32m x 3.35m)

Georgian bay window to side. Vaulted and beamed ceiling. Radiator. Stained wood flooring. Power points. Feature brick fireplace with log burner. Leadlight French doors to garden.

BEDROOM ONE 11' 1" x 10' 9" (3.38m x 3.27m)

Georgian bay window to front. Skirting radiator. Textured ceiling. Fitted carpet. Power points. Range of double fitted wardrobes with bed recess and cupboards over.



BATHROOM

Two obscure leadlight windows. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of Pedestal wash hand basin. Double shower cubicle. Low flush WC. Roll top bath with Ball and Claw feet and central mixer tap. Tiling to walls with border tile.

INNER HALL/BEDROOM TWO 9' 1" x 7' 6" (2.77m x 2.28m)

Range of fitted wardrobes. Fitted carpet. Stairs to loft room.

LOFT ROOM 23' 7" x 9' 8" (7.18m x 2.94m)

Leadlight windows to side and rear. Beamed ceiling. Fitted carpet. Power points. (Limited headroom).

GARDEN AND GROUNDS

The property nestles within grounds of approximately one acre (STLS) and is approached via gated driveway, providing parking for numerous vehicles. There is a fenced lawn area to the front and driveway to two garages. To the rear there is a paved patio with covered bar. Swimming pool with paved surround and lawn. Twin gates lead onto three fenced paddocks and two stable blocks.



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DOUBLE GARAGE 21' 2" x 18' 8" (6.45m x 5.69m)

Situated to the side of the property. Power and light.

DETACHED GARAGE 20' 7" x 18' 9" (6.27m x 5.71m)

Power and light.

STABLE BLOCK ONE

Two stables, storeroom and office. Power and light.

STABLE BLOCK TWO

Two stables and storeroom.



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AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing. 6. We understand that our vendor is still awaiting Grant of Probate.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		