



Horndon on the Hill Guide Price £750,000



Blackbush Farm Orsett Road Horndon on the Hill Essex SS17 8PN

ENTRANCE PORCH

Approached via double glazed door. Textured ceiling. Vinyl floor tiles.
Glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling. Fitted carpet. Power points. Access to loft.

LOUNGE 25' 7" x 11' 11" > 11'1 (7.79m x 3.63m > 3.38m)

Double glazed windows to front and rear. Two radiators. Coved ceiling.
Power points. Feature fire surround.

KITCHEN/DINING ROOM 24' 3" x 11' 4" > 9'11 (7.39m x 3.45m > 3.02m)

Double glazed windows to front and rear. Radiator. Textured ceiling. Vinyl flooring. Power points. Range of Beech effect base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in oven and hob with canopy and extractor fan over.

LOBBY

Doors to front. Cupboard housing boiler. (Not Tested). Door to:

UTILITY ROOM 13' 0" x 10' 7" (3.96m x 3.22m)

Double glazed windows to front and side. Radiator. Textured ceiling. Vinyl floor tiles. Power points. Double glazed door to rear.

BEDROOM ONE 12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet.
Power points.



Blackbush Farm Orsett Road Horndon on the Hill Essex SS17 8PN

BEDROOM TWO 12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Textured ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with cupboard under. Panelled bath. Tiled shower cubicle with mixer shower.

EXTERIOR

The property is approached via five bar gate with independent driveway to parking area for numerous vehicles. Immediate formal grounds surround the bungalow. Outside WC. Paddock. In all approximately 5.8 Acres (STLS).

OUTBUILDINGS

Open Hay Barn 44' 10" x 28' 10" (13.65m x 8.78m)

Detached Garage/Workshop 61' 6" x 22' 3" (18.73m x 6.78m)

Three phase electricity.

Four Poultry Houses 71' 0" x 18' 9" (21.62m x 5.71m)

Further Poultry House 36' 0" x 18' 9" (10.96m x 5.71m)



Blackbush Farm Orsett Road Horndon on the Hill Essex SS17 8PN

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. The property does not have mains drainage.
7. The property is subject to an Agricultural Tie of which full details can be given on request.



Blackbush Farm Orsett Road Horndon on the Hill Essex SS17 8PN





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 believed 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.

