



Orsett Village £1,000,000



Old Hall Farm Pound Lane Orsett Village Essex RM16 3HD

ENTRANCE HALL

Approached via Hard Wood door. Two secondary double glazed windows to front. Radiator. Stone flooring. Power points. Staircase to first floor. A wealth of exposed timbers to walls and ceiling.

MORNING ROOM 18' 10" x 14' 6" (5.74m x 4.42m)

Leadlight windows to front and side with window seats. Radiator. Stained wood floor. Power points. Feature open fireplace with brick and stone mantel and brick hearth. A wealth of exposed timbers to walls and ceiling.

SITTING ROOM 14' 8" x 14' 6" (4.47m x 4.42m)

Secondary double glazed windows to two aspects with shutters. Two radiators. Exposed timbers. Stained wood flooring. Feature brick fireplace with log burner open to sitting room and dining room. Steps to breakfast room. Open to:

DINING ROOM 14' 8" x 11' 10" (4.47m x 3.60m)

Secondary double glazed window to front. Radiator. Exposed timbers. Stained wood flooring. Open fireplace with log burner.

BREAKFAST ROOM 17' 1" x 8' 6" (5.20m x 2.59m)

Secondary double glazed window to rear with shutters. Radiator. Brick flooring. French doors to garden.

KITCHEN 11' 5" x 9' 0" (3.48m x 2.74m)

Secondary double glazed Georgian window to rear. Part vaulted ceiling. Brick flooring. Power points. Range of base and eye level units with granite work surface. Inset one and one half single drainer sink unit with mixer tap. Built in oven and hob with canopy over. Recesses for appliances. Tiled splashbacks.



INNER LOBBY

Georgian window to rear. Radiator. Stone flooring. Door to rear. Doors to cloakroom and utility room. Built in storage cupboards.

CLOAKROOM

Radiator. Inset lighting to ceiling. Brick flooring. White vanity hand basin with tiled surround and cupboards under. Low flush WC.

UTILITY ROOM 10' 8" x 7' 7" (3.25m x 2.31m)

Secondary double glazed Georgian window. Radiator. Inset lighting to ceiling. Stone tiled flooring. Power points. Base and eye level units. Stainless steel sink unit with mixer tap. Recesses for appliances. Built in dresser unit. Cupboard housing boiler. (Not Tested).

LANDING

Stained wood flooring. Exposed timbers.

MASTER BEDROOM SUITE

DRESSING ROOM 15' 1" x 9' 5" (4.59m x 2.87m)

Secondary double glazed Georgian window to front. Radiator. Exposed timbers. Stained wood flooring. Power points. Range of fitted wardrobes with hanging and shelf space. Access to loft.

BEDROOM 15' 4" x 10' 9" (4.67m x 3.27m)

Windows to two aspects with shutters. A wealth of exposed timbers. Stained wood flooring. Radiator. Power points. Open to:



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ENSUITE

Vanity wash hand basin with tiled surround and cupboard space under. Tiled shower cubicle with mixer shower. Shaver point. Stained wood floor.

SEPARATE W.C.

Low flush WC. Vanity wash hand basin with tiled splashbacks. Extractor fan. Stained wood floor.

BEDROOM TWO 15' 4" x 14' 3" (4.67m x 4.34m)

Secondary double glazed to two aspects. Two radiators. Stained wood floor. Power points. Two alcoves with hanging and shelf space.

EN-SUITE

Secondary double glazed window. Radiator. Fitted carpet. White suite comprising of concealed cistern WC. Vanity wash hand basin. Double shower cubicle with mixer shower. Tiled splashbacks.

BEDROOM THREE 19' 8" x 0' 11" (6m x 0.28m)

Window to front. Radiator. Stained wood floor. Power points. Exposed timbers.

EN SUITE

Inset lighting to ceiling. Stained wood floor. Tiled shower cubicle with mixer shower. Vanity wash hand basin with tiled surround.

BEDROOM FOUR 14' 5" x 10' 1" > 7'8 (4.39m x 3.07m > 2.34m)

Sliding sash window to rear. Radiator. Half vaulted ceiling. Stained wood floor. Exposed brickwork. Open wardrobe.



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FAMILY BATHROOM 11' 7" x 4' 8" (3.53m x 1.42m)

Secondary double glazed Georgian window. Radiator. Inset lighting to ceiling. Stained wood floor. Roll top bath. Vanity wash hand basin with tiled surround and cupboard under. Exposed timbers.

SEPARATE W.C. 11' 7" x 4' 8" (3.53m x 1.42m)

Obscure secondary double glazed window. Radiator. Vanity wash hand basin with tiled surround and cupboard under. Low flush WC. Stained wood floor.

GROUNDS 11' 7" x 4' 8" (3.53m x 1.42m)

The property is centrally located in grounds of approximately 1.25 acres (STLS) with immediate formal grounds and patio areas with a variety of mature trees and shrubs. Within the grounds there is a natural pond. The property is approached via a gated long independent shingle driveway which leads to the property and outbuildings.

COTTAGE 11' 7" x 4' 8" (3.53m x 1.42m)

We understand this building does not have planning for habitable use.

ENTRANCE 11' 7" x 4' 8" (3.53m x 1.42m)

Inset lighting to ceiling. Stained wood floor.

MAIN ROOM 11' 7" x 4' 8" (3.53m x 1.42m)

Double glazed window to front and skylight window. Inset lighting to ceiling. Power points. Shower room being tiled. Electric shower. Wall mounted wash hand basin.



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SECOND ROOM 11' 7" x 4' 8" (3.53m x 1.42m)

Double glazed window to front. Inset lighting to ceiling. Stained wood floor. Power points.

KITCHEN AREA 11' 7" x 4' 8" (3.53m x 1.42m)

Skylight window. Stained wood floor. Power points. Base and eye level cupboards with work surface. One and one half sink unit with mixer tap. Tiled splashbacks.

WORKSHOP

Double doors.

OFFICE

Formerly two stables.

OPEN CART BARN

A three bay open cart barn.



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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.



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.



Old Hall Farm, Pound Lane, Orsett, GRAYS, RM16 3HD

Dwelling type: Detached house
Date of assessment: 13 May 2015
Date of certificate: 31 July 2015
Reference number: 0730-2857-7555-9995-5711
Type of assessment: RdSAP, existing dwelling
Total floor area: 296 m²

Use this document to:

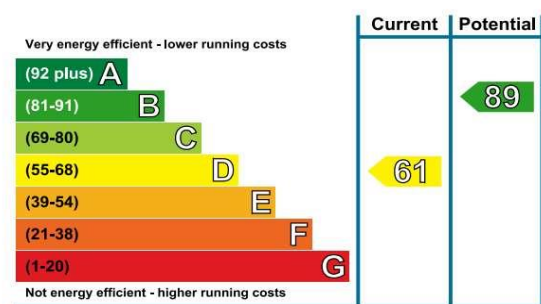
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,511
Over 3 years you could save	£ 3,555

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 423 over 3 years	
Heating	£ 7,740 over 3 years	£ 4,185 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	
Totals	£ 8,511	£ 4,956	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,842	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,386	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 327	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.