



Orsett Village £785,000



ENTRANCE PORCH

Double doors to:

GRAND ENTRANCE HALL 28' 7" x 11' 9" (8.71m x 3.58m)

Sweeping spindled staircase to first floor. Paneling to walls. Ornate coving to ceiling. Radiators. Fitted carpet. Large storage cupboard. Power points. Double doors to rear porch with door to garden.

DINING ROOM 15' 9" x 14' 11" (4.80m x 4.54m)

Two Georgian sliding sash windows to rear with views of the garden. Window seats. Skirting radiator. Ornate coving to ceiling. Fitted carpet. Feature Marble fireplace and hearth. Paneling to walls. Power points. Double doors to:

FORMAL LOUNGE 18' 5" x 14' 9" (5.61m x 4.49m)

Two Georgian sliding sash windows to front. Skirting radiator. Ornate coving to ceiling. Feature fireplace with Marble surround and hearth. Fitted carpet. Paneling to walls. Power points.

INNER HALL

Radiator. Fitted carpet. Coving to ceiling. Built in cupboard space. Stairs to second entrance with window to front and door to courtyard. Cupboard housing boiler (Not tested). Stairs to lower ground floor.

KITCHEN/BREAKFAST ROOM 14' 10" x 13' 4" (4.52m x 4.06m)

two Georgian sliding sash windows overlooking garden. Box radiator. Coving to ceiling with inset lighting. Shaker design base and eye level units with granite work surfaces. Inset sink with mixer tap. Built in combination and fan ovens. Induction hob with extractor fan over. Integrated fridge, freezer and dishwasher. Further dresser unit with bevelled glass fronted display cabinets. Tiled flooring. Power points.



SHOWER ROOM

Georgian sliding sash window to rear. Heated towel rail. Coving to ceiling. Tiled flooring. White Victorian style suite comprising of pedestal wash hand basin. High flush WC. Shower cubicle with mixer shower over. Tiling to walls with border tile.

FIRST FLOOR LANDING

Feature arched window to rear overlooking the gardens. Ornate coving to ceiling. Paneling to walls. Fitted carpet. Airing cupboard housing lagged hot water tank.

MASTER BEDROOM 17' 10" x 15' 3" (5.43m x 4.64m)

Georgian sliding sash windows to two aspects with window seats overlooking garden. Built in double wardrobes with hanging and shelf space. Vanity wash hand basin. Skirting radiator. Ornate coving to ceiling. Paneling to walls. Fitted carpet. Power points.

BEDROOM TWO 17' 0" x 15' 2" (5.18m x 4.62m)

Two Georgian sliding sash windows to front with window seats. Range of Georgian fronted wardrobes with hanging and shelf space. Feature arched recess. Paneling to walls. Skirting radiator. Ornate coving to ceiling. Fitted carpet. Power points.

BATHROOM 12' 4" x 9' 4" (3.76m x 2.84m)

Georgian sliding sash window to front. White suite comprising of walk in shower. Bath with tiled surround. Vanity wash hand basin with granite work surfaces and vanity mirror. Concealed cistern WC. Built in double cupboard. Heated towel rail. Coving to ceiling with inset lighting. Tiling to walls and floor.

LOWER GROUND HALL

Fitted carpet. Doors to:



1 Orsett House, High Road, Orsett, Essex, RM16 3NS

STUDY 14' 6" x 13' 1" (4.42m x 3.98m)

Two Georgian windows to front. Radiator. Beams to ceiling. Feature fireplace with exposed brickwork. Fitted carpet. Power points.

BEDROOM THREE 14' 5" x 12' 6" (4.39m x 3.81m)

Two Georgian windows to rear. Radiator. Beams to ceiling. Fitted carpet. Feature fireplace. Power points.

BEDROOM FOUR 13' 5" x 11' 8" (4.09m x 3.55m)

Presently used as a gym. Two Georgian windows to rear. Radiator. Beams to ceiling. Fitted carpet. Power points.

WINE/STOREROOM 11' 1" x 9' 11" (3.38m x 3.02m)

Ideal wine and storeroom.

PRIVATE COURTYARD GARDEN

Private courtyard style garden to the rear of the garage with gated entrance and personal door to garage.

DOUBLE GARAGE 20' 11" x 18' 4" (6.37m x 5.58m)

Approached via gravel driveway providing parking for numerous vehicles. Electric up and over door. Power and light connected.

GROUNDS

The property is approached via an electrically operated five bar gate to a wonderful tree lined avenue. To the rear there is the walled Rose garden and tennis court. Further grounds are also available to the residence with meadows and lake.



PROPERTY DETAILS

We understand from our vendor the following: Service Charges: Currently £970 per quarter. This includes Insurance. Window cleaning. Water and Sewage. Gardeners. Garden replacements. Drive and minor roof repairs. There are no charges in relation to the use of the meadows. Lease: 88 years remaining. Freehold: 50% share of Orsett House and main garden.

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.



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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.

