



Orsett Village £1,400,000



*Meadowside, Rectory Fields, Rectory Road,
Orsett, Grays, Essex, RM16 3JN*

*AN EXTREMELY SPACIOUS AND TASTEFULLY FINISHED FIVE
BEDROOM DETACHED HOUSE WITH SWIMMING POOL.
SITUATED WITHIN A PRIVATE GATED DEVELOPMENT OF
FOUR SUBSTANTIAL PROPERTIES WHICH NEEDS TO BE
VIEWED TO BE APPRECIATED. EPC: C.*

- *ENTRANCE HALL*
- *CLOAKROOM*
- *STUDY*
- *DINING ROOM*
- *LOUNGE*
- *KITCHEN/FAMILY ROOM*
- *UTILITY ROOM*
- *LANDING*
- *EN-SUITE TO MASTER
BEDROOM*
- *BATHROOM*
- *EN-SUITE TO BEDROOM
TWO*
- *TWO FURTHER
BEDROOMS*
- *SECOND LANDING*
- *GUEST SUITE*
- *EN-SUITE WET ROOM*

ENTRANCE HALL

Canopied porch leading to entrance hall. Triple glazed window with shutters to front. Radiator. Coving to ceiling. Tiled flooring. Power points. Stairs to first floor with cupboard under. Built in cloaks cupboard.

CLOAKROOM

Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of concealed cistern W.C and wall mounted vanity wash hand basin with cupboard under. Tiled splashback.

STUDY 13' 10" x 8' 2" (4.21m x 2.49m)

Triple glazed window with shutters to front. Radiator. Coving to ceiling with inset lighting. Amtico flooring. Power points. A range of fitted furniture with desk area and wall units.

DINING ROOM 14' 7" x 11' 8" (4.44m x 3.55m)

Triple glazed window with shutters to front. Radiator. Coving to ceiling. Amtico flooring. Power points. Double doors leading to lounge.

LOUNGE 18' 10" x 14' 4" (5.74m x 4.37m)

Two triple glazed windows to side. Two radiators. Coving to ceiling. Amtico flooring. Power points. Double glazed French doors to garden with internal blinds. Recess with media wall.



KITCHEN/FAMILY ROOM 34' 4" x 27' 8" max (10.46m x 8.43m max)

Double glazed french doors to side and rear with internal blinds. Underfloor heating. Inset lighting. Tiled flooring. Power points. A range of grey base and eye level units with complimentary granite work surfaces. A range of 'Miele' appliances consisting of built in combination, steam and fan ovens. Induction hob with extractor fan over. Larder cupboard. Integrated Fridge, freezer, coffee machine and wine chiller. Island unit with storage cupboards and granite work surface. Breakfast bar. Inset sink with mixer and hot water taps. Integrated dishwasher. Bi-fold doors to garden. Lantern roof with electric blind.



UTILITY ROOM 17' 4" x 9' 8" max (5.28m x 2.94m max)

Double glazed window to side with internal blinds. Underfloor heating. Inset lighting to ceiling. Tiled flooring. Power points. A range of white high gloss base and eye level units with quartz work surfaces. Tall units with integrated freezer. Water softener. Boiler (Not tested). Inset sink with mixer tap. Recess for appliances. Double glazed door to garden.



FIRST FLOOR LANDING

Two triple glazed windows with shutters to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Stairs to second floor with cupboard under. Airing cupboard with lagged hot water tank.

MASTER BEDROOM 22' 3" x 12' 8" (6.78m x 3.86m)

Triple glazed window with shutters to rear. Two radiators. Coving to ceiling with inset lighting. Fitted carpet. Power points. An extensive range of fitted wardrobes and dresser units. Triple glazed French doors with shutters to balcony with glass balustrade.



EN-SUITE

Obscure triple glazed window with shutters. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite with double shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Concealed cistern W.C. Tiling to walls.

BEDROOM TWO 15' 8" x 11' 1" (4.77m x 3.38m)

Triple glazed window with shutters to rear. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted wardrobes and drawer units.

EN-SUITE

Obscure triple glazed window with shutters. Heated towel rail. Inset lighting. Tiled flooring. White suite comprising of concealed cistern W.C. Vanity wash hand basin. Built in mirror fronted cupboards. Double shower cubicle with mixer shower. Tiling to walls.

BEDROOM THREE 11' 8" x 10' 4" (3.55m x 3.15m)

Triple glazed window with shutters to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.

BEDROOM FOUR 9' 8" x 9' 5" (2.94m x 2.87m)

Triple glazed window with shutters to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted wardrobes with hanging and shelf space.



BATHROOM

Heated towel rail. Inset and concealed lighting. Tiled flooring. White suite comprising of free standing bath with mixer tap. Concealed cistern W.C. Vanity wash hand basin with drawer under. Tiling to walls. Wall mounted T.V.

SECOND FLOOR LANDING

Radiator. Inset lighting. Fitted carpet. Built in cupboard.

GUEST SUITE 17' 11" x 14' 6" (5.46m x 4.42m)

Triple glazed windows with shutters to front and rear. Two radiators. Inset lighting to ceiling. Fitted carpet. Power points. Eaves storage cupboards.

EN-SUITE WET ROOM

Obscure triple glazed window with shutters. Heated towel rail. Underfloor heating. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern W.C. Vanity wash hand basin with drawer under. Walk in shower with glass screen. Tiling to walls. Concealed lighting.



REAR AND SIDE GARDENS

To the rear of the property is a secluded pool area with walled boundaries. Heated pool with electric cover. Electric awning. Barbecue area with mains gas barbecue and granite work surfaces. Gated side entrance. Outside power and light. To the side a paved patio leads to the artificial lawn with raised flower and shrub borders. Irrigation system. Outside lighting.

FRONT GARDEN

Paved driveway providing parking for two vehicles leading to double garage. Artificial lawn with hedge boundaries.

DOUBLE GARAGE 18' 2" x 17' 4" (5.53m x 5.28m)

Twin electric up and over doors. Power and light.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: G. EPC rating: C.



AGENT NOTES

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 garden photographs were taken during the summer by the vendor.





Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

