



Orsett Village £2,400,000



*Hill House Farm, High Road, Orsett, Essex,
RM16 3LH*

*AN IMPRESSIVE AND SUBSTANTIAL FIVE BEDROOM
DETACHED PROPERTY PROMINENTLY POSITIONED WITHIN
GROUNDS OF APPROXIMATELY THREE AND A HALF
ACRES (STLS) WITH PLANNING GRANTED FOR A FURTHER
FOUR BEDROOM DETACHED DWELLING SITUATED WITHIN
THE HEART OF ORSETT VILLAGE. EPC: F.*

- GRAND ENTRANCE HALL*
- CLOAKROOM*
- FORMAL LOUNGE*
- DINING ROOM*
- SPACIOUS
KITCHEN/FAMILY ROOM*
- CELLAR WITH WINE
STORE*
- LANDING*
- MASTER BEDROOM SUITE
WITH DRESSING ROOM
AND EN SUITE*
- FOUR FURTHER
BEDROOMS*
- FAMILY BATHROOM*
- SPACIOUS LOFT
ROOM/GYM*
- MANICURED GROUNDS
WITH SWIMMING POOL*
- PLANNING GRANTED FOR
A FOUR BEDROOM
DETACHED DWELLING*

Steps leading to pillared entrance porch

ENTRANCE HALL

Spindled staircase to first floor with recess under. Radiator. Ornate coving to ceiling. Oak flooring. Decorated with dado rail.

CLOAKROOM

Obscure double glazed Georgian window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of low flush WC. Vanity bowl wash hand basin with cupboard under.

FORMAL LOUNGE 33' 3" x 16' 10" (10.13m x 5.13m)

Double glazed Georgian windows to front and rear. Three radiators. Coving to ceiling. Amtico flooring. Feature Stone fireplace and hearth with log burner. Power points. Twin double glazed French doors to terrace.

DINING ROOM 19' 3" x 18' 6" max (5.86m x 5.63m max)

Double glazed Georgian windows to rear and side. Radiator. Ornate coving to ceiling. Oak flooring. Power points. Decorated with dado rail.

KITCHEN/FAMILY ROOM 21' 7" x 13' 7" (6.57m x 4.14m)

Double glazed Georgian windows to two aspects. Radiator. Coving to ceiling with inset lighting. Tiled flooring. Range of Old English white base and eye level units with Corian work surfaces. Recess for range style cooker with extractor over. Integrated dishwasher, fridge and freezer. Dresser unit. Island unit with Corian work surface. Inset Belfast sink with mixer tap. Walk in pantry. Power points. Door to cellar.

Proposed Front Elevation [North]
and Flank Elevation [West]



UTILITY ROOM 10' 3" x 5' 9" (3.12m x 1.75m)

Double glazed window to front. Coving to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink with mixer tap. Recess and plumbing for washing machine. Door to front.

CELLAR 25' 8" x 13' 0" (7.82m x 3.96m)

Radiator. Fitted carpet. Power points. Fitted bar. Boiler room with boiler (Not tested).

WINE STORE 13' 0" x 9' 0" (3.96m x 2.74m)

Radiator. Fitted carpet. Power points.

LANDING

Double glazed Georgian window to front with far reaching views. Radiator. Ornate coving to ceiling. Fitted carpet. Decorated with dado rail. Built in cupboard. Stairs to second floor.

MASTER BEDROOM 17' 11" x 11' 2" (5.46m x 3.40m)

Double glazed Georgian windows to two aspects. Radiator. Coving to ceiling. Fitted carpet. Power points. Extensive range of double fitted wardrobes with hanging and shelf space and central drawer unit. Open to:

DRESSING ROOM 7' 8" x 7' 6" (2.34m x 2.28m)

Double glazed Georgian window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted double wardrobes and matching dressing table.



EN-SUITE

Double glazed Georgian window to rear. Heated towel rail. Tiled flooring. White suite comprising of free standing bath with central mixer tap. Shower cubicle with mixer shower. Low flush WC. Vanity wash hand basin with drawer space under. Tiling to walls.

BEDROOM TWO 14' 2" x 9' 9" (4.31m x 2.97m)

Double glazed Georgian window to side. Radiator. Coving to ceiling. Fitted carpet. Power points. Double glazed French doors to Juliette balcony, with far reaching views. Coving to ceiling. Power points.

BEDROOM THREE 16' 4" > 10' 3" x 9' 3" (4.97m > 3.12m x 2.82m)

Double glazed Georgian window to rear. Radiator. Coving to ceiling. Power points. Fitted carpet. Built in double wardrobe.

BEDROOM FOUR 16' 6" x 9' 5" (5.03m x 2.87m)

Double glazed window to rear. Coving to ceiling. Fitted carpet. Radiator. Power points.

BEDROOM FIVE 10' 0" x 8' 9" (3.05m x 2.66m)

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

FAMILY BATHROOM

Double glazed Georgian window to front. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of free standing bath with central mixer tap. Vanity bowl wash hand basin with drawer space under. Separate shower cubicle with mixer shower. Tiling to walls.



LOFT ROOM/GYM 17' 8" x 15' 5" (5.38m x 4.70m)

Four double glazed Georgian dormer windows with excellent views. Radiator. Coved ceiling. Fitted carpet. Power points. Built in cupboards and eaves storage.

GROUNDS

The property sits within grounds of approximately 3.5 acres (STLS). The formal manicured gardens have an abundance of mature trees and shrubs. The outdoor swimming pool is accessed via the immediate paved patio area. There are three paddocks with post and rail fencing. A separate driveway leads to the outbuildings where planning permission has been granted for demolition and the erection of a four bedroom detached dwelling property.

PROPOSED DETACHED DWELLING

Planning has been granted for a new dwelling in lieu of the existing garage building, stable block, chicken shed and certified outbuilding, reference number 21/00130/FUL. The property has four bedrooms, two en-suites, open plan kitchen/family room, lounge and study. Further details on request.



AGENT 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.





Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 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 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.

