



Chadwell St Mary £2,100,000



Chadwell Place

Chadwell Bypass

Chadwell St Mary RM16 4AX

AN OPPORTUNITY TO ACQUIRE PROBABLY ONE OF THE FINEST GRADE II LISTED PERIOD PROPERTIES WITHIN THURROCK WHICH UNDERWENT TOTAL REFURBISHMENT AND PROVIDES EXCELLENT ACCOMMODATION TO INCLUDE FOUR BEDROOM SUITES, FOUR RECEPTION ROOMS AND LANDSCAPED GROUNDS APPROACHING TWO ACRES (STLS). EPC. EXEMPT

- FOUR BEDROOMS ALL WITH ENSUITE SHOWER/BATHROOMS*
- WINE CELLER*
- CONSERVATORY WITH GLASS TOPPED WELL*
- FARMHOUSE STYLE KITCHEN WITH INTEGRATED APPLIANCES*
- FOUR RECEPTION ROOMS*
- LANDSCAPED GROUNDS WITH DUCK POND WATER GARDEN AND SUPERB SUMMERHOUSE*
- HEATED SWIMMING POOL WITH EXTERNAL SHOWER*

ENTRANCE PORCH

Canopied entrance porch, hard wood door leading to:

MAIN ENTRANCE HALL

A spacious hall with solid Oak flooring, doors leading to dining room and lounge. Spindled staircase to first floor. Double radiator. Ceiling with inset 12v lighting.

REAR HALL

Two sash windows to rear. Chinese slate flooring. Access to cellar. Doors to lobby/cloakroom, kitchen, lounge and rear entrance. Radiator. Ceiling with inset 12v lighting.

LOBBY

Quarry tiled floor. Door to cloakroom and to:

UTILITY ROOM 15' 0" x 6' 3" (4.57m x 1.90m)

Sash window to rear. Access to loft. Quarry tiled floor. Range of base and eye level units with complimentary work surfaces. Recesses for appliances. Stainless steel double drainer sink unit with mixer tap. Boiler supplying central heating and hot water (Not tested). Ample power points.

CLOAKROOM

Two piece suite comprising of Low flush w.c. Corner wall mounted hand basin with tiled splashbacks. Quarry tiled floor. Radiator.

CELLAR

Consisting of: Wine store 12'10" X 7'5" (3.91m X 2.26m). Storage area 12'11" X 11'8" (3.94m X 3.56m). Further storage room 14'9" X 5'11" (4.5m X 1.8m). All with power and lighting.



FORMAL LOUNGE 23' 11" x 14' 0" (7.28m x 4.26m)

Sash windows to rear and front with original shutters. A pleasing room with a wealth of exposed timbers to one wall, beamed ceiling with 12v inset lighting, and complementary solid oak flooring. Feature "Portland stone" fireplace with log burner. Two radiators. Power points.

CINEMA ROOM 20' 10" x 15' 7" (6.35m x 4.75m)

Sash windows to side and rear. A range of Beech effect fitted furniture with shelving, cupboard space and book shelves to one wall. Drop down screen and projector. Solid oak flooring. Power points. Two radiators. Ceiling with inset 12v lighting. Access to loft. Door to patio.

KITCHEN 16' 2" x 15' 9" (4.92m x 4.80m)

A traditional "Farmhouse" style fitted kitchen, with complementary granite work surfaces and inset double "Butler" sink. Inglenook style recess with gas fired Aga. Central island unit with granite work surface. Stainless steel appliances to include electric hob, oven and microwave. Chinese slate flooring. Ceiling with inset 12v lighting. Power points. Fitted dresser style unit with glass display cupboards and central shelving. Further cupboard space with inset stainless steel American style fridge. Integrated dish washer. Open to conservatory.

CONSERVATORY 24' 9" x 17' 4" > 12' 7" (7.54m x 5.28m > 3.84m)

Double glazed sash windows to two aspects, with views across lawns and duck pond. Two pairs of French doors leading to patio. Chinese slate flooring. Feature "well" with glass cover and lighting. Dresser units with glass display cabinets. Electric wall heater. Two radiators. Ample power points. Bevelled glass double doors to;



ENTERTAINMENT ROOM 13' 0" x 11' 11" (3.96m x 3.63m)

An excellent room for the pre-dinner drinks with Herringbone brick built bar, with solid Oak work surface, shelving and recesses. Wall mounted hand basin. Exposed brickwork and beams to one wall. Two sash windows to front and side. Power points. Radiator. Ceiling with inset 12v lighting. Tiled flooring. Door to:

DINING ROOM 16' 4" x 15' 11" (4.97m x 4.85m)

French bay window to front. Feature marble fireplace with cast iron and tiled grate and tiled hearth. Radiator. Ceiling with inset 12v lighting. Solid oak flooring. Power points.

FIRST FLOOR LANDING

A variety of exposed timbers. Sash window to front. Radiator. Inset 12v lighting. Fitted carpet. Power points.

MASTER BEDROOM 16' 6" x 16' 2" (5.03m x 4.92m)

Two sash windows to front overlooking walled front garden. Ceiling with exposed timbers and inset 12v lighting. Oak flooring. Feature fireplace with cast iron and tiled grate. Tiled hearth. Radiator. Power points.

MASTER EN SUITE 19' 10" x 16' 4" (6.04m x 4.97m)

A magnificent bathroom with 14' (4.27m) vaulted ceiling and King posts, bought together with 12V and natural lighting. Suite comprising of His & Hers vanity wash hand basins with marble surfaces and cupboards under. Mirror fronted wall unit. Double shower and steam cubicle with body jets, steam unit with marble seats. Central marble island unit with Jacuzzi bath. Concealed system w.c's and bidet. Two ranges of fitted wardrobes and dressing tables with marble work surfaces. Feature fireplace with cast iron grate. Tiled flooring. Power points. Two sash windows to side. Door to walk in wardrobe with doors to hall and bedroom two.



BEDROOM TWO 14' 4" x 14' 2" (4.37m x 4.31m)

Sash window to front. Radiator. Inset 12v lighting. Fitted carpet. Power points. Range of Beech effect fitted furniture with hanging and shelf space. Exposed timbers to one wall.

BEDROOM TWO EN SUITE

Sash window to rear. Radiator. White suite comprising low flush w.c., pedestal wash hand basin and corner shower cubicle with mixer shower. Dressing table. Tiling to walls and floor. Beamed ceiling.

SECOND FLOOR LANDING

Sash windows to front and rear. Radiator. Beamed ceiling with inset 12v lighting. Fitted carpet. Power points.

BEDROOM THREE 17' 4" x 14' 6" (5.28m x 4.42m)

Sash window to front. Radiator. Exposed ceiling timbers with 12v inset lighting. Fitted carpet. Power points.

EN SUITE

Sash window to rear. Tiled flooring. White suite comprising pedestal wash hand basin, low flush w.c. and corner shower cubicle with mixer shower. Large walk in wardrobe. Radiator.

BEDROOM FOUR 16' 5" x 16' 0" (5.00m x 4.87m) Max.

Sash window to front and side. Radiator. Ceiling with exposed timbers and inset 12v lighting. Fitted carpet. Power points.

EN-SUITE

Exposed timbers to ceiling with inset 12v lighting. Tiled flooring. Double shower cubicle with mixer shower. Low flush w.c., pedestal wash hand basin. Tiled walls with mosaic tile. Shaver point.



EXTERNALLY

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FORMAL GROUNDS:

From the conservatory there is an immediate York stone patio stepping up to well attended lawns with extensive flower and shrub borders. External lighting and water supply. A 30' X 15' (9.14m X 4.57m) heated swimming pool with paved surround takes precedence of the patio area, with outside hot and cold showers. Outside w.c. with high flush w.c and wall mounted wash hand basin. Gated entrance to walled front garden. Pump house.

POOL HOUSE 14' 2" x 12' 4" (4.31m x 3.76m)

An ideal summer/pool house with pine clad walls and ceiling with 12v lighting. Stainless steel base and sink unit. Georgian windows to front overlooking pool. Tiled floor. Wall mounted gas heater.

WATER GARDEN

A landscaped water garden with duck pond and stone walkway to Jetty. Duck house. Splendid decked patio area over hanging pond with extensive views. Sleeper stepped path through water feature, with bridge and waterfall. Filtration system. Wooded copse.



SUMMERHOUSE 18' 10" x 16' 8" (5.74m x 5.08m)

Bi-fold doors to decked terrace. Fitted carpet. Vaulted ceiling. Mezzanine floor. KITCHEN. 7'8 X 6'7" (2.34m X 2.01m). Range of base and eye level units with complimentary work surfaces. Integrated dishwasher, wine cooler and fridge. Door to WETROOM. Tiling to walls and floor. Wall mounted wash hand basin. Low flush wc. Shower unit.

WALLED FRONT GARDEN

Extensive lawn with York stone path and planted herbs. Mature trees. The property is approached via a long access/driveway leading to the southern side of the house where the independent driveway leads to the rear of the property providing ample parking for several vehicles.

GARAGE BLOCK

GARAGE BLOCK. Three open bays and double garage. Office. Two self contained one bedroom apartments with lounge and fitted kitchens. Bedroom with en suite and walk in wardrobe.

IN ALL APPROACHING TWO ACRES (STLS)



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. We understand from our vendor that the property has private water supply and drainage.
7. The property underwent total refurbishment between 1996 and 2000.
8. Some of the pictures used in this illustration are file photos.

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.

